

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2008 Assessment Roll

**Area Name / Number:** North Greenwood-Bitter Lake / 5

**Previous Physical Inspection:** 2005

**Improved Sales:**

Number of Sales: 1,195

Range of Sale Dates: 1/2005 - 12/2007

**Sales – Improved Valuation Change Summary**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2007 Value</b>	\$156,000	\$192,600	\$348,600	\$387,600	89.9%	13.81%
<b>2008 Value</b>	\$170,200	\$211,300	\$381,500	\$387,600	98.4%	13.82%
<b>Change</b>	+\$14,200	+\$18,700	+\$32,900		+8.5%	0.01%
<b>% Change</b>	+9.1%	+9.7%	+9.4%		+9.5%	0.07%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The slight increase in COV is due to truncating only and is not considered to be significant.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2007 or any existing residence where the data for 2007 is significantly different from the data for 2008 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2007 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2007 Value</b>	\$175,200	\$180,500	\$355,700
<b>2008 Value</b>	\$191,100	\$198,300	\$389,400
<b>Percent Change</b>	+9.1%	+9.9%	+9.5%

Number of one to three unit residences in the Population: 6,440

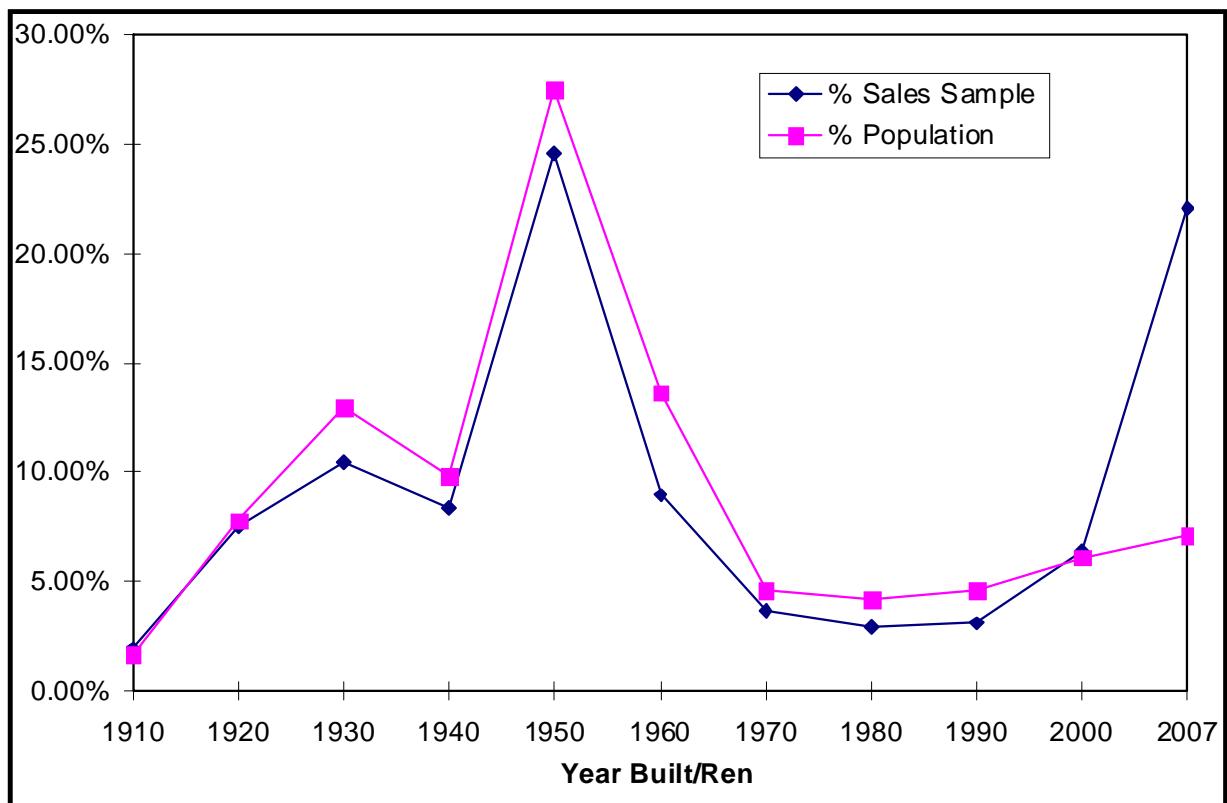
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, subareas and lot size. As a result of the analysis, an overall market adjustment was applied to the population thus improving assessment levels.

The Annual Update Values described in this report improve assessment levels. We recommend posting these values for the 2008 assessment roll.

## **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	23	1.92%
1920	90	7.53%
1930	125	10.46%
1940	100	8.37%
1950	294	24.60%
1960	107	8.95%
1970	44	3.68%
1980	35	2.93%
1990	37	3.10%
2000	76	6.36%
2007	264	22.09%
	1195	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	108	1.68%
1920	503	7.81%
1930	837	13.00%
1940	632	9.81%
1950	1772	27.52%
1960	879	13.65%
1970	297	4.61%
1980	268	4.16%
1990	294	4.57%
2000	393	6.10%
2007	457	7.10%
	6440	

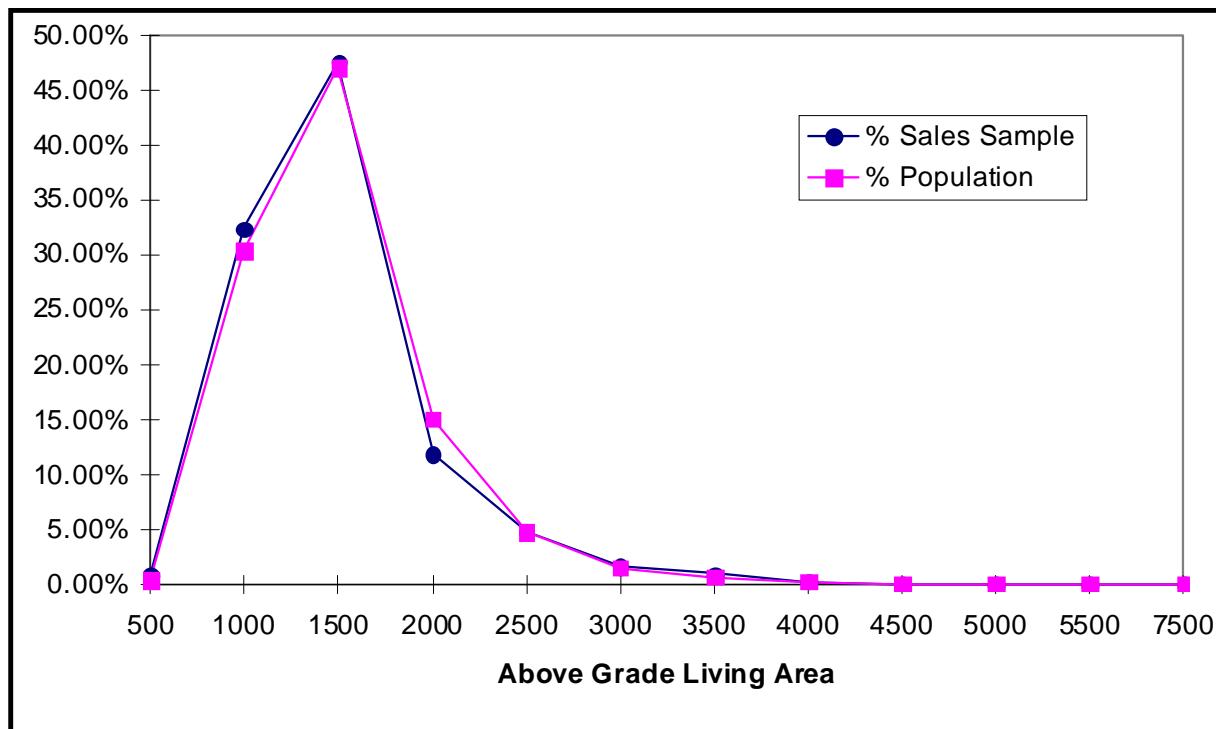


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	9	0.75%
1000	387	32.38%
1500	568	47.53%
2000	141	11.80%
2500	56	4.69%
3000	20	1.67%
3500	11	0.92%
4000	3	0.25%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
		1195

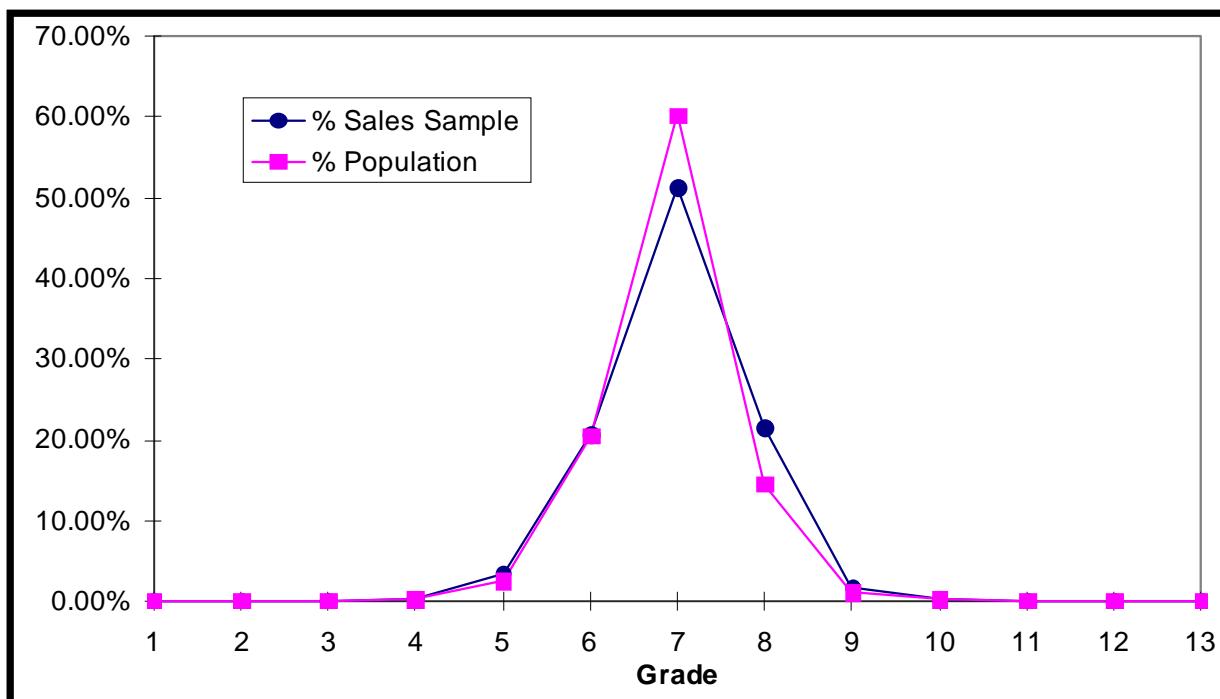
<b>Population</b>		
AGLA	Frequency	% Population
500	23	0.36%
1000	1959	30.42%
1500	3031	47.07%
2000	968	15.03%
2500	302	4.69%
3000	97	1.51%
3500	41	0.64%
4000	14	0.22%
4500	4	0.06%
5000	0	0.00%
5500	1	0.02%
7500	0	0.00%
		6440



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

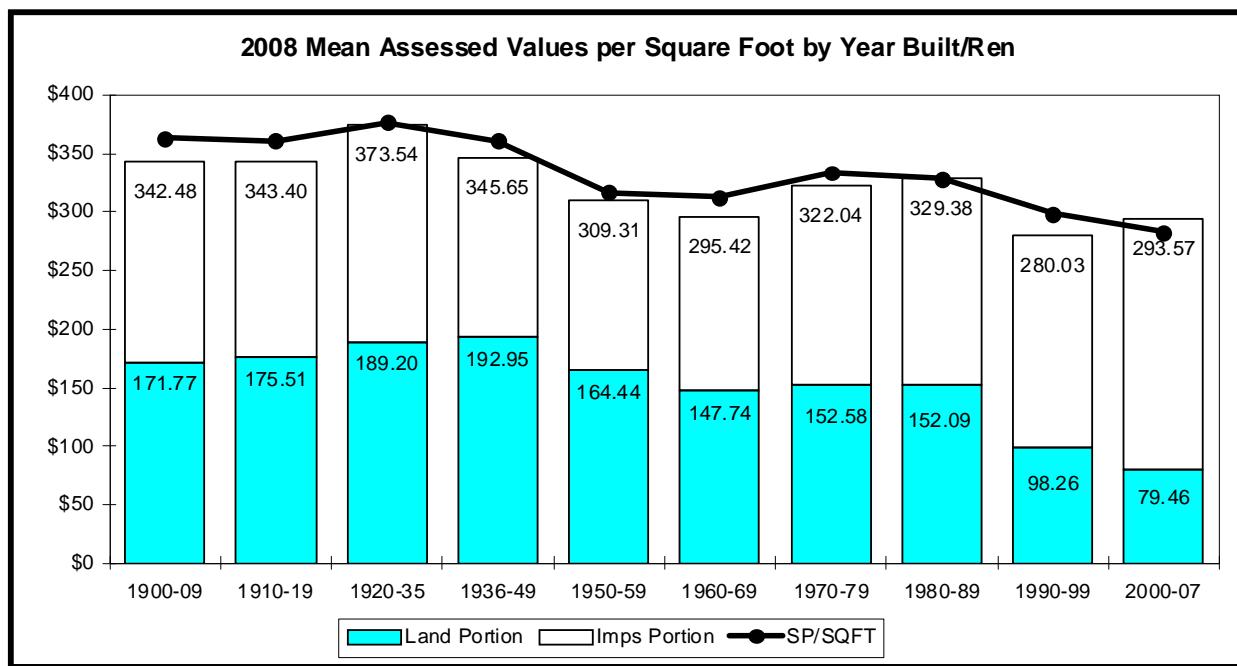
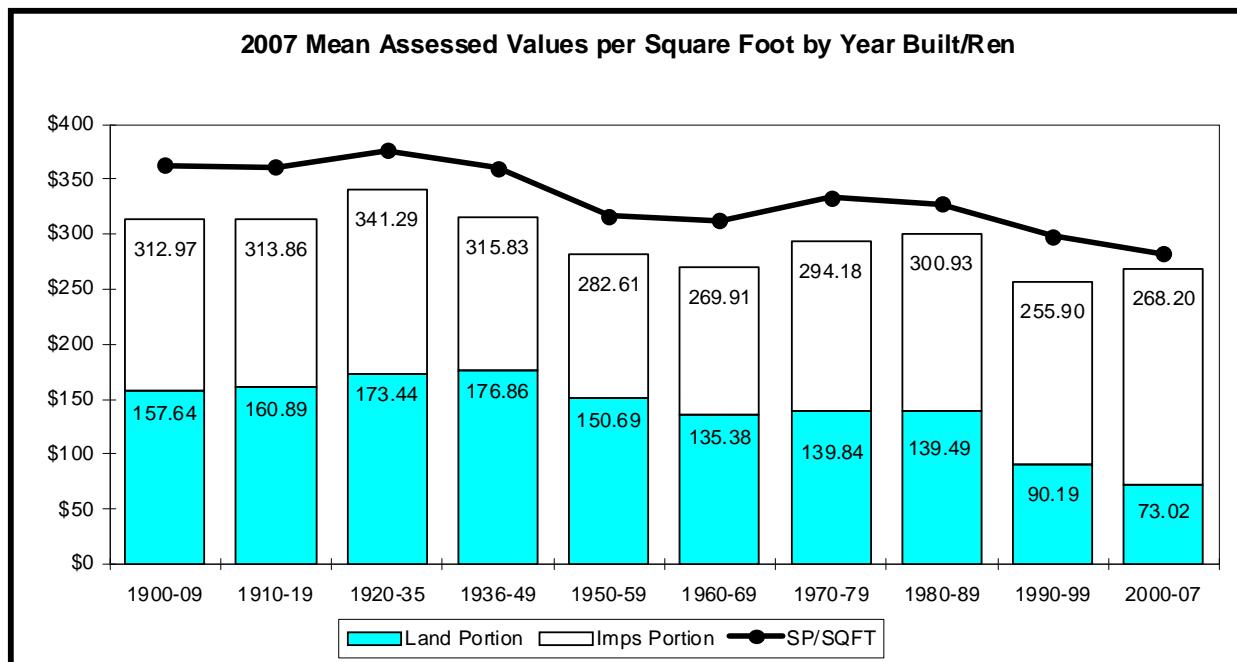
### ***Sales Sample Representation of Population - Grade***

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	2	0.17%	3	2	0.03%
4	6	0.50%	4	18	0.28%
5	43	3.60%	5	168	2.61%
6	248	20.75%	6	1328	20.62%
7	613	51.30%	7	3886	60.34%
8	258	21.59%	8	943	14.64%
9	21	1.76%	9	76	1.18%
10	4	0.33%	10	18	0.28%
11	0	0.00%	11	1	0.02%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
1195			6440		



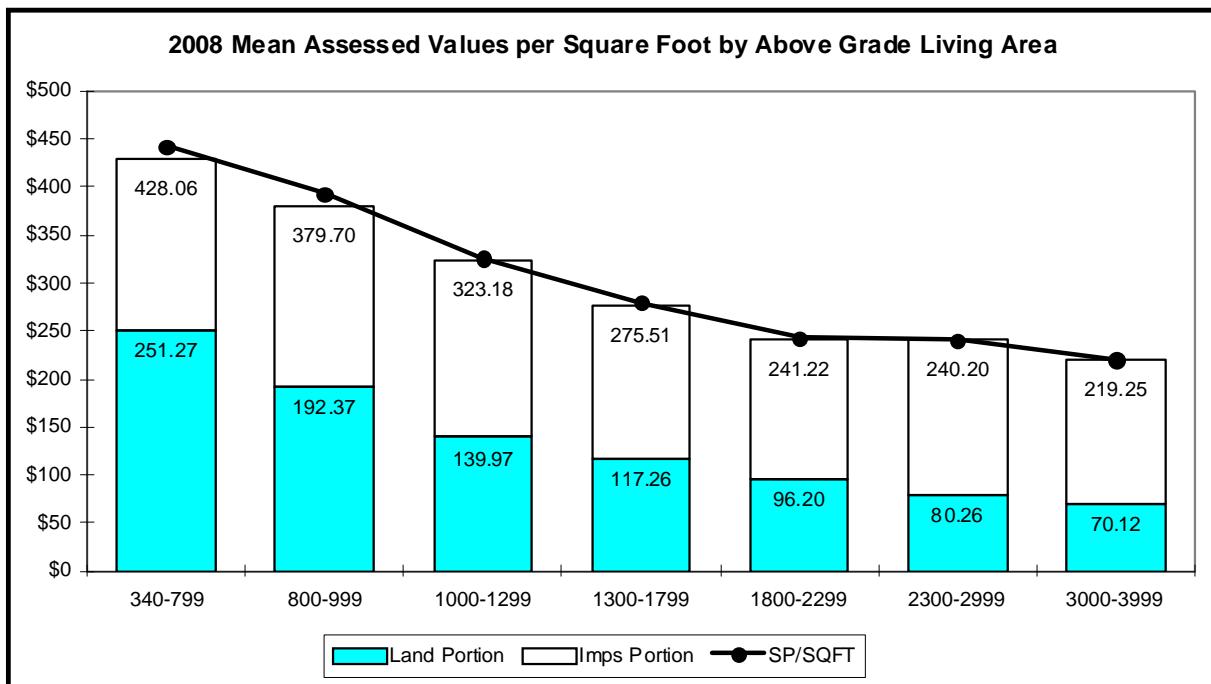
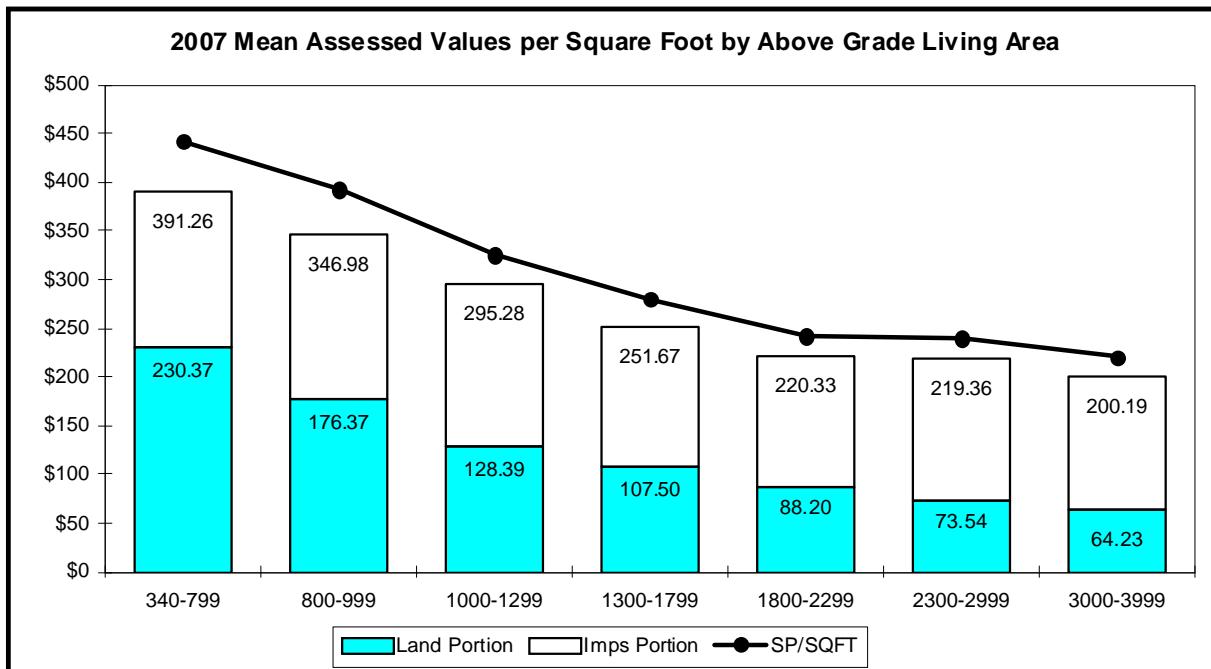
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2007 and 2008 Per Square Foot Values  
By Year Built / Renovated**



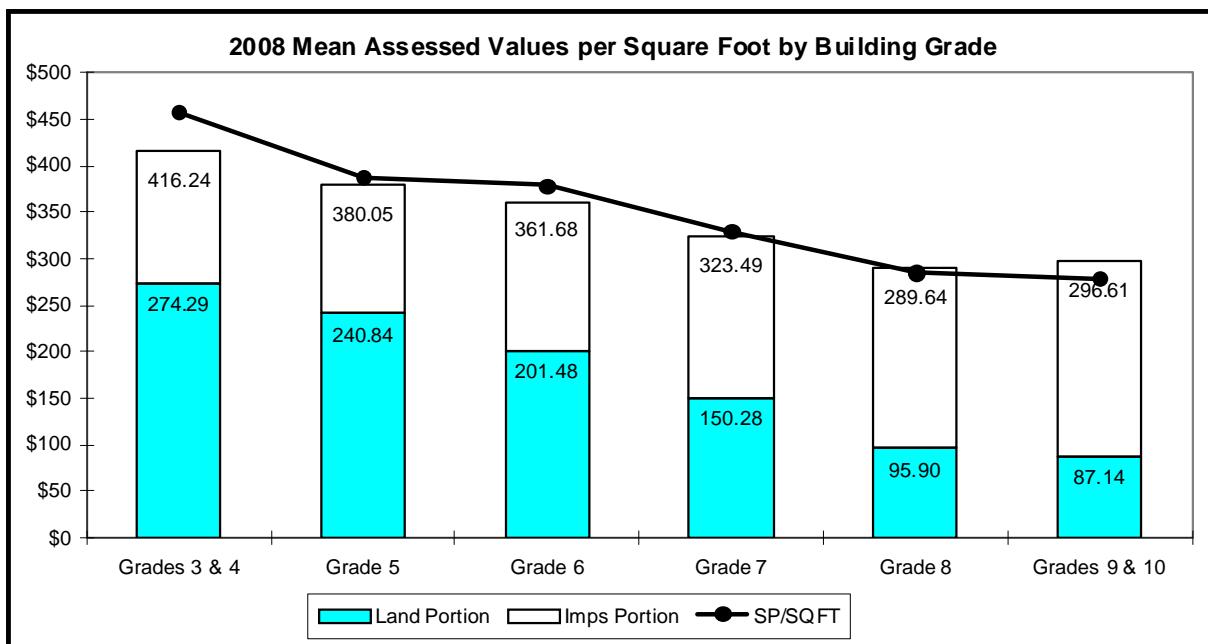
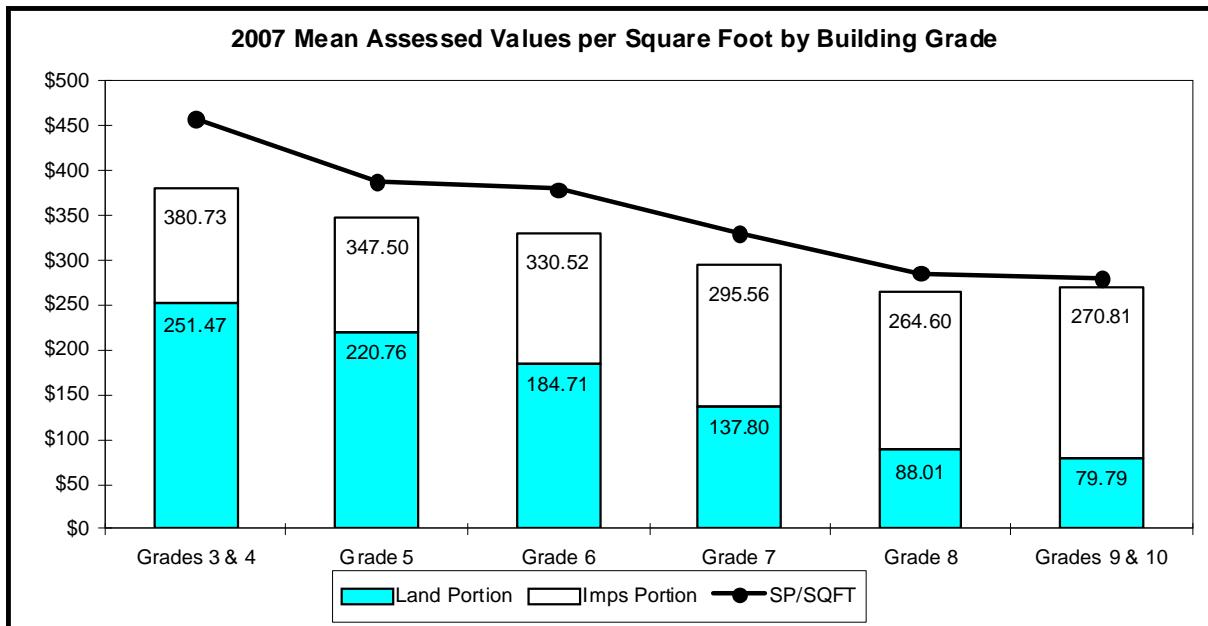
These charts clearly show an improvement in assessment level by Year Built/Renovated as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2007 and 2008 Per Square Foot Values  
By Above Grade Living Area**

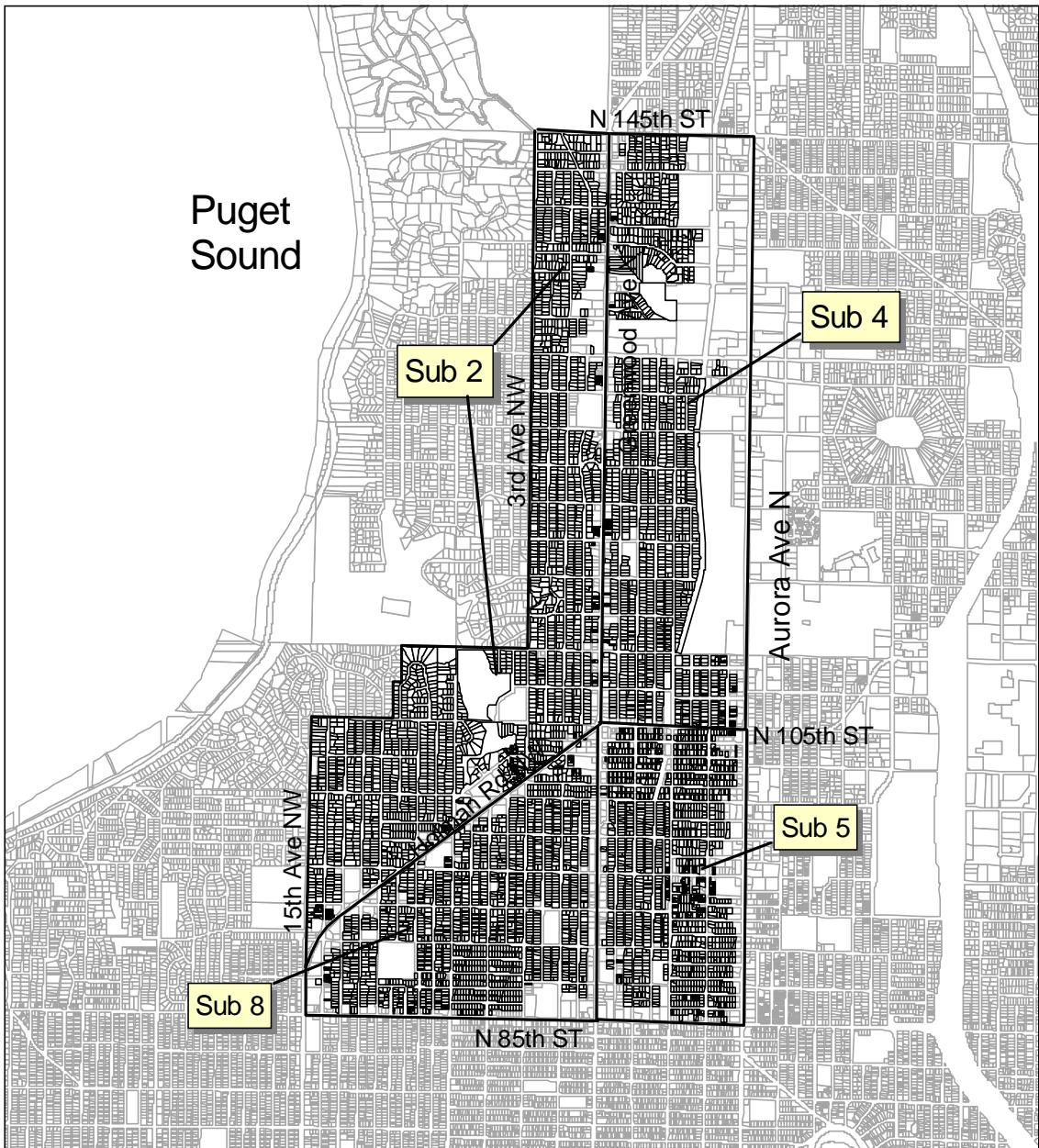


These charts clearly show an improvement in assessment level by Above Grade Living Area as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2007 and 2008 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level by Building Grade as a result of applying the 2008 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## Area 5 Sub Area Map

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information.

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File Name: SEL\_c\data\annual update 2008 assmnt y\area 5\area 5 map for report 4-24-08.apr



May 12, 2008

0.1 0 0.1 0.2 0.3 0.4 Miles

Department of Assessments



King County

# **Annual Update Process**

***Effective Date of Appraisal: January 1, 2008***

***Date of Appraisal Report: May 8, 2008***

## ***King County Revaluation Cycle***

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

## ***Data Utilized***

Available sales closed from 1/1/2005 through 12/31/2007 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2007
5. Existing residences where the data for 2007 is significantly different than the data for 2008 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land Update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change from the improved sales sample, a market adjustment for land values was derived. The formula is:

$$\text{2008 Land Value} = \text{2007 Land Value} \times 1.094, \text{ with the result rounded down to the next } \$1,000.$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, subarea and lot size. Upon completion of the review, an overall market adjustment was determined.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 1,195 useable residential sales in the area.

The chosen adjustment model was developed using an overall market adjustment approach. The 2007 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that an overall market adjustment applied to the population would improve assessment levels.

The derived adjustment formula is:

$$\text{2008 Total Value} = \text{2007 Total Value} * 1.096$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2008 Improvements Value} = \text{2008 Total Value} \text{ minus } 2008 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

### ***Improved Parcel Update (continued)***

Other: \* If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value \* 1.094 – 2008 Land Value=2008 Improvement Value).  
\* If “accessory improvements only”, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value \* 1.094 – 2008 Land Value=2008 Improvement Value).

- \*If vacant parcels (no improvement value) only the land adjustment applies.
- \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
- \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
- \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
- \* Any properties excluded from the annual up-date process are noted in RealProperty.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## **Area 5 Annual Update Model Adjustments**

**2008 Total Value = 2007 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

9.60%

### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

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## Area 5 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.984 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
3	2	0.755	0.825	9.3%	-1.227	2.878
4	6	0.875	0.956	9.3%	0.805	1.108
5	43	0.894	0.978	9.4%	0.928	1.027
6	248	0.875	0.958	9.4%	0.939	0.976
7	613	0.894	0.979	9.5%	0.968	0.989
8	258	0.919	1.006	9.5%	0.991	1.021
9	21	0.973	1.066	9.5%	1.017	1.115
10	4	0.961	1.053	9.5%	0.878	1.227
Year Built or Year Renovated	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1900-1909	11	0.878	0.961	9.4%	0.844	1.077
1910-1919	73	0.876	0.958	9.4%	0.922	0.994
1920-1935	169	0.909	0.995	9.5%	0.972	1.018
1936-1949	342	0.877	0.960	9.4%	0.945	0.974
1950-1959	137	0.895	0.979	9.4%	0.956	1.002
1960-1969	49	0.862	0.944	9.5%	0.904	0.983
1970-1979	36	0.874	0.957	9.5%	0.902	1.012
1980-1989	32	0.922	1.010	9.5%	0.954	1.065
1990-1999	68	0.868	0.950	9.5%	0.922	0.978
2000-2007	278	0.944	1.033	9.5%	1.020	1.047
Condition	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
Fair	8	0.941	1.030	9.5%	0.910	1.150
Average	820	0.903	0.988	9.4%	0.979	0.997
Good	299	0.885	0.968	9.5%	0.951	0.985
Very Good	68	0.916	1.002	9.4%	0.975	1.029
Stories	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
1	712	0.887	0.971	9.5%	0.961	0.982
1.5	116	0.884	0.968	9.5%	0.938	0.998
2	290	0.927	1.015	9.5%	1.000	1.030
2.5	1	0.791	0.866	9.4%	NA	NA
3	76	0.920	1.007	9.5%	0.984	1.031

## Area 5 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2008 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2008 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2008 weighted mean is 0.984 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

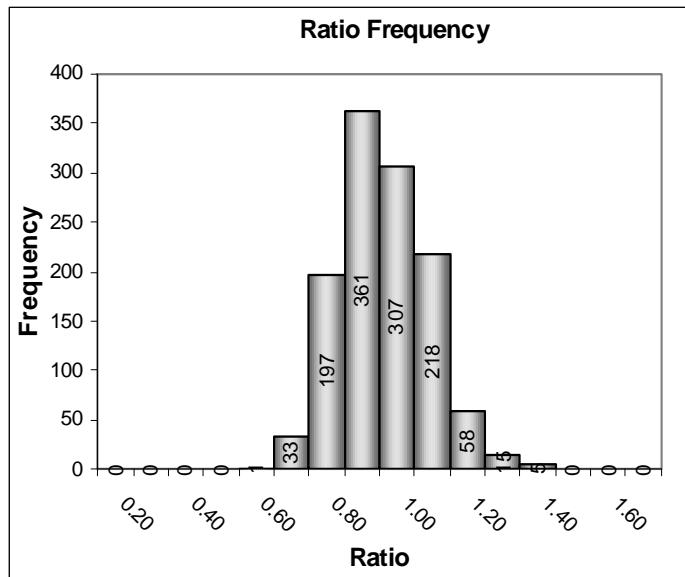
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
340-799	127	0.884	0.968	9.4%	0.940	0.995
800-999	247	0.885	0.968	9.4%	0.952	0.984
1000-1299	424	0.906	0.991	9.4%	0.978	1.004
1300-1799	269	0.900	0.985	9.5%	0.970	1.001
1800-2299	70	0.909	0.995	9.5%	0.953	1.037
2300-2999	44	0.914	1.000	9.5%	0.960	1.041
3000-3999	14	0.907	0.993	9.5%	0.900	1.087
View Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	1142	0.900	0.985	9.5%	0.977	0.993
Yes	53	0.891	0.976	9.5%	0.939	1.013
Wft Y/N	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
No	1195	0.899	0.984	9.4%	0.976	0.992
Yes	0	0.000	0.000	0.0%	0.000	0.000
Sub	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
2	373	0.904	0.990	9.5%	0.976	1.003
4	246	0.909	0.995	9.5%	0.977	1.013
5	309	0.889	0.973	9.4%	0.958	0.989
8	267	0.895	0.979	9.5%	0.962	0.996
Lot Size	Count	2007 Weighted Mean	2008 Weighted Mean	Percent Change	2008 Lower 95% C.L.	2008 Upper 95% C.L.
730-2299	245	0.928	1.016	9.4%	1.001	1.030
2300-2999	14	0.883	0.966	9.4%	0.888	1.045
3000-4999	183	0.890	0.974	9.5%	0.953	0.995
5000-6999	386	0.891	0.975	9.5%	0.960	0.990
7000-8999	306	0.896	0.980	9.5%	0.965	0.996
9000-10999	49	0.885	0.968	9.4%	0.930	1.006
11000-31999	12	0.992	1.086	9.5%	0.998	1.175

# Annual Update Ratio Study Report (Before)

## 2007 Assessments

<b>District/Team:</b> NW / Team - 4	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 5/8/2008	<b>Sales Dates:</b> 1/2005 - 12/2007
<b>Area</b> <b>Area 5</b>	<b>Appr ID:</b> <b>SELL</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 1195 <b>Mean Assessed Value</b> 348,600 <b>Mean Sales Price</b> 387,600 <b>Standard Deviation AV</b> 86,960 <b>Standard Deviation SP</b> 101,844			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.912 <b>Median Ratio</b> 0.902 <b>Weighted Mean Ratio</b> 0.899			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.575 <b>Highest ratio:</b> 1.377 <b>Coefficient of Dispersion</b> 11.22% <b>Standard Deviation</b> 0.126 <b>Coefficient of Variation</b> 13.81% <b>Price Related Differential (PRD)</b> 1.014			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.894 Upper limit 0.912			
<b>95% Confidence: Mean</b> Lower limit 0.905 Upper limit 0.919			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 6440 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.126 <b>Recommended minimum:</b> 25 <b>Actual sample size:</b> 1195 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 632 # ratios above mean: 563 Z: 1.996 <b>Conclusion:</b> Non-normal			



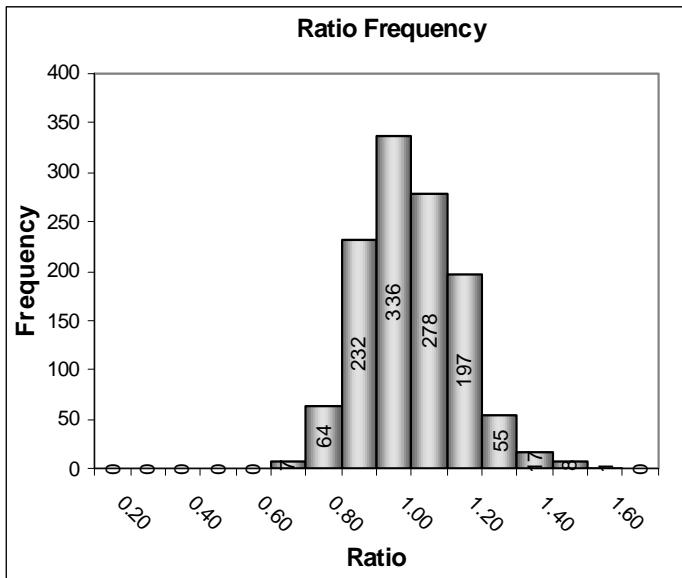
### COMMENTS:

1 to 3 Unit Residences throughout area 5

# Annual Update Ratio Study Report (After)

## 2008 Assessments

<b>District/Team:</b> NW / Team - 4	<b>Lien Date:</b> <b>01/01/2008</b>	<b>Date of Report:</b> <b>5/8/2008</b>	<b>Sales Dates:</b> <b>1/2005 - 12/2007</b>
<b>Area</b> <b>Area 5</b>	<b>Appr ID:</b> <b>SELL</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i>	1195		
<i>Mean Assessed Value</i>	381,500		
<i>Mean Sales Price</i>	387,600		
<i>Standard Deviation AV</i>	95,308		
<i>Standard Deviation SP</i>	101,844		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.998		
<i>Median Ratio</i>	0.988		
<i>Weighted Mean Ratio</i>	0.984		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.629		
<i>Highest ratio:</i>	1.507		
<i>Coefficient of Dispersion</i>	11.23%		
<i>Standard Deviation</i>	0.138		
<i>Coefficient of Variation</i>	13.82%		
<i>Price Related Differential (PRD)</i>	1.014		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.978		
Upper limit	0.998		
<b>95% Confidence: Mean</b>			
Lower limit	0.990		
Upper limit	1.006		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	6440		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.138		
<b>Recommended minimum:</b>	30		
<i>Actual sample size:</i>	1195		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	631		
# ratios above mean:	564		
Z:	1.938		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 5

The assessment level has been improved by application of the recommended values.

## **Glossary for Improved Sales**

### ***Condition: Relative to Age and Grade***

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### ***Residential Building Grades***

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>	
2	515120	0385	1/27/06	\$203,000	500	0	5	1939	3	6750	N	N	13755 2ND AVE NW	
2	440320	0265	8/14/06	\$305,000	610	0	5	1944	3	4960	N	N	10029 14TH AVE NW	
2	682410	0035	2/28/07	\$371,000	860	0	5	1944	4	6400	N	N	837 NW 97TH ST	
2	113900	0010	8/17/07	\$260,000	690	0	6	1924	3	7560	N	N	10750 PALATINE AVE N	
2	186240	0070	10/28/05	\$293,500	720	0	6	1945	4	5400	N	N	9234 MARY AVE NW	
2	914410	0390	8/16/06	\$333,750	760	0	6	1947	3	7500	N	N	9535 12TH AVE NW	
2	186240	0087	7/14/05	\$360,000	760	760	6	1945	5	8100	N	N	9214 MARY AVE NW	
2	440320	0140	7/5/07	\$450,000	770	0	6	1954	3	4960	N	N	10051 MARY AVE NW	
2	198020	0180	7/20/06	\$347,800	780	0	6	1936	3	8100	N	N	126 N 144TH ST	
2	515120	0125	12/7/06	\$310,000	780	0	6	1942	3	8330	N	N	13748 PALATINE AVE N	
2	891050	0095	2/14/07	\$447,500	790	120	6	1917	3	7812	N	N	11256 1ST AVE NW	
2	186240	0105	8/10/07	\$375,000	800	0	6	1940	3	5360	N	N	1215 NW 95TH ST	
2	362603	9269	12/5/05	\$300,000	800	140	6	1945	3	6738	N	N	9520 11TH AVE NW	
2	242603	9185	9/20/06	\$351,000	830	0	6	1949	3	6600	N	N	13244 1ST AVE NW	
2	186240	0122	4/27/06	\$315,000	840	0	6	1945	3	5400	N	N	9240 13TH AVE NW	
2	010600	0065	3/7/06	\$305,500	840	0	6	1948	3	8094	N	N	9729 8TH AVE NW	
2	010600	0320	9/23/05	\$295,000	840	0	6	1948	3	8100	N	N	10011 8TH AVE NW	
2	010600	0100	9/26/06	\$305,000	840	0	6	1948	3	8441	N	N	9740 DIBBLE AVE NW	
2	515120	0155	8/9/05	\$335,000	850	0	6	1940	3	4739	N	N	13745 PALATINE AVE N	
2	201630	0031	8/15/05	\$329,990	850	0	6	1936	3	7591	N	N	10045 13TH AVE NW	
2	010600	0360	2/16/06	\$325,000	850	0	6	1948	3	8391	N	N	10038 DIBBLE AVE NW	
2	010600	0135	8/14/07	\$351,000	860	0	6	1948	3	8168	N	N	10057 DIBBLE AVE NW	
2	515120	0110	7/21/05	\$289,500	870	0	6	1946	3	5950	N	N	13732 PALATINE AVE N	
2	198020	0291	1/3/06	\$310,000	890	140	6	1940	3	7128	N	N	102 N 143RD ST	
2	891050	0135	5/22/06	\$380,000	900	0	6	1920	4	6300	N	N	11202 1ST AVE NW	
2	891050	0135	12/20/07	\$325,000	900	0	6	1920	4	6300	N	N	11202 1ST AVE NW	
2	242603	9106	7/23/07	\$435,250	960	0	6	1926	4	8160	N	N	12732 3RD AVE NW	
2	682410	0115	10/26/05	\$358,955	1000	0	6	1942	3	6400	N	N	909 NW 97TH ST	
2	440320	0245	1/23/06	\$359,950	1060	0	6	1940	5	4960	N	N	10015 14TH AVE NW	
2	113900	0275	5/1/07	\$369,000	1110	0	6	1921	3	7500	N	N	10702 2ND AVE NW	

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	113900	0275	7/26/05	\$299,950	1110	0	6	1921	3	7500	N	N	10702 2ND AVE NW
2	010600	0310	11/14/05	\$325,000	1180	0	6	1948	3	7830	N	N	10031 8TH AVE NW
2	010600	0025	11/15/05	\$345,000	1180	0	6	1948	3	8069	N	N	9717 DIBBLE AVE NW
2	010600	0325	6/21/07	\$375,000	1440	0	6	1948	3	10091	N	N	10003 8TH AVE NW
2	891050	0585	7/18/06	\$475,000	1480	0	6	1941	4	7560	N	N	11021 1ST AVE NW
2	010600	0145	7/24/06	\$466,000	2100	0	6	1948	5	8168	N	N	10045 DIBBLE AVE NW
2	322320	0085	2/22/06	\$399,950	790	360	7	1944	3	6250	N	N	11522 1ST AVE NW
2	344200	0085	6/11/07	\$397,000	810	0	7	1949	3	5610	N	N	103 NW 104TH ST
2	440320	0220	5/4/07	\$435,750	820	800	7	1942	3	5360	N	N	10004 MARY AVE NW
2	440320	0220	7/15/05	\$359,000	820	800	7	1942	3	5360	N	N	10004 MARY AVE NW
2	682410	0185	5/12/07	\$441,000	820	200	7	1947	3	6400	N	N	938 NW 96TH ST
2	362603	9262	5/23/07	\$428,500	820	0	7	1949	3	7200	N	N	915 NW 105TH ST
2	440320	0120	10/28/05	\$330,000	820	480	7	1948	4	7440	N	N	10037 MARY AVE NW
2	092400	0040	2/17/06	\$312,950	820	0	7	1941	3	8370	N	N	13216 3RD AVE NW
2	730890	0115	6/26/06	\$399,950	830	580	7	1939	3	5185	N	N	12215 PALATINE AVE N
2	891050	0255	7/9/07	\$399,900	850	0	7	1939	4	6071	N	N	102 NW 112TH ST
2	201630	0076	6/22/05	\$350,000	850	0	7	1949	3	7597	N	N	10047 12TH AVE NW
2	201630	0076	8/1/06	\$382,000	850	0	7	1949	3	7597	N	N	10047 12TH AVE NW
2	206710	0035	8/11/05	\$300,000	850	0	7	1948	3	8710	N	N	13112 3RD AVE NW
2	682410	0045	4/18/05	\$381,500	860	640	7	1951	4	6400	N	N	847 NW 97TH ST
2	092400	0055	12/2/05	\$397,000	860	760	7	1940	3	8370	N	N	13209 2ND AVE NW
2	362603	9195	2/3/05	\$310,000	870	270	7	1940	3	8844	N	N	10001 13TH AVE NW
2	092400	0015	4/12/07	\$335,000	880	0	7	1941	3	8370	N	N	13248 3RD AVE NW
2	010600	0375	6/20/07	\$320,000	890	0	7	1950	2	8085	N	N	10056 DIBBLE AVE NW
2	076700	0137	10/19/07	\$324,950	900	0	7	1997	3	1013	N	N	332 NW 103RD ST
2	076700	0138	3/7/05	\$250,000	900	0	7	1997	3	1240	N	N	334 NW 103RD ST
2	076700	0136	12/20/06	\$306,000	900	0	7	1997	3	1631	N	N	330 NW 103RD ST
2	515120	0370	4/6/06	\$389,950	900	450	7	1941	4	6750	N	N	13752 2ND AVE NW
2	228400	0005	2/1/05	\$310,000	930	0	7	1946	3	6579	N	N	13128 PALATINE AVE N
2	949820	0045	11/1/06	\$390,000	930	0	7	1949	3	6930	N	N	10339 13TH AVE NW
2	891050	0615	5/22/06	\$439,000	930	0	7	1926	3	7560	N	N	11040 1ST AVE NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	891050	0153	10/31/07	\$445,000	940	0	7	1926	4	5040	N	N	11223 PALATINE AVE N
2	949820	0041	5/26/05	\$378,999	940	0	7	1949	4	6804	N	N	10335 13TH AVE NW
2	515120	0295	3/22/05	\$296,000	960	760	7	1976	3	6773	N	N	13723 1ST AVE NW
2	638050	0121	4/8/05	\$400,000	960	500	7	1947	4	7689	N	N	11727 2ND AVE NW
2	891050	0042	3/9/07	\$415,500	960	480	7	1959	3	16350	N	N	11310 3RD AVE NW
2	915810	0125	7/25/05	\$238,000	970	80	7	2001	3	821	N	N	12723 B GREENWOOD AVE N
2	915810	0124	8/2/07	\$289,000	970	80	7	2001	3	1400	N	N	12723 A GREENWOOD AVE N
2	915810	0111	4/17/06	\$224,400	970	80	7	2001	3	1407	N	N	12717 C GREENWOOD AVE N
2	515120	0095	6/6/05	\$320,000	970	0	7	1942	4	5950	N	N	13718 PALATINE AVE N
2	949820	0060	1/5/05	\$245,000	980	0	7	1949	2	6930	N	N	10344 13TH AVE NW
2	113900	0409	5/11/06	\$365,000	980	0	7	1948	3	7907	N	N	204 NW 107TH ST
2	076700	0030	12/18/07	\$320,000	980	0	7	1951	3	8220	N	N	10022 8TH AVE NW
2	010600	0230	12/4/07	\$519,000	990	710	7	1948	3	8106	N	N	10054 9TH AVE NW
2	362603	9271	8/25/06	\$330,000	990	990	7	1981	3	8550	N	N	9527 9TH AVE NW
2	242603	9313	4/27/05	\$249,000	1000	190	7	2005	3	1236	N	N	13435 B GREENWOOD AVE N
2	242603	9312	6/11/07	\$325,200	1000	190	7	2005	3	1238	N	N	13435 C GREENWOOD AVE N
2	242603	9312	4/25/05	\$256,500	1000	190	7	2005	3	1238	N	N	13435 C GREENWOOD AVE N
2	242603	9311	5/16/05	\$259,000	1000	190	7	2005	3	1241	N	N	13435 D GREENWOOD AVE N
2	242603	9314	5/5/05	\$265,000	1000	190	7	2005	3	1265	N	N	13435 A GREENWOOD AVE N
2	682510	0030	3/16/07	\$395,000	1000	0	7	1942	4	6800	N	N	928 NW 97TH ST
2	113900	0368	9/20/07	\$380,000	1000	0	7	1949	3	6930	N	N	10728 3RD AVE NW
2	113900	0585	9/12/05	\$372,000	1000	240	7	1928	4	8400	N	N	202 NW 105TH ST
2	362603	9111	4/26/07	\$574,525	1000	200	7	1946	3	8752	N	N	10303 14TH AVE NW
2	113900	0746	6/1/06	\$480,935	1010	1010	7	1930	4	7560	N	N	110 NW 105TH ST
2	113900	0746	1/3/05	\$411,400	1010	1010	7	1930	4	7560	N	N	110 NW 105TH ST
2	515120	0071	7/15/05	\$360,950	1026	719	7	2005	3	3597	N	N	13705 GREENWOOD AVE N
2	074800	0125	6/29/05	\$350,000	1030	430	7	1935	4	5985	N	N	103 N 143RD ST
2	552260	0115	5/6/05	\$428,100	1030	700	7	1949	3	7228	N	N	10025 9TH AVE NW
2	515300	0080	2/27/06	\$372,500	1030	0	7	1946	3	7680	N	N	12557 1ST AVE NW
2	730890	0295	7/12/05	\$439,000	1040	1000	7	1947	5	6427	N	N	12230 3RD AVE NW
2	074800	0135	3/10/06	\$440,000	1040	1080	7	2005	3	9504	N	N	14045 PALATINE AVE N

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	228400	0010	1/10/05	\$325,000	1050	0	7	1947	3	6450	N	N	13122 PALATINE AVE N
2	552260	0140	8/22/05	\$412,000	1050	340	7	1950	3	6700	N	N	9733 11TH AVE NW
2	113900	0720	3/25/05	\$375,000	1050	1010	7	1953	3	7500	N	N	10526 2ND AVE NW
2	074800	0180	5/16/07	\$400,000	1050	0	7	1937	4	8235	N	N	106 N 140TH ST
2	074800	0180	3/25/05	\$300,000	1050	0	7	1937	4	8235	N	N	106 N 140TH ST
2	914410	0199	2/22/07	\$351,000	1060	0	7	1940	3	5632	N	N	9517 14TH AVE NW
2	914410	0195	11/10/05	\$367,500	1060	0	7	1941	3	5632	N	N	9520 MARY AVE NW
2	442760	0080	6/7/06	\$420,000	1060	0	7	1953	3	6200	N	N	10735 4TH AVE NW
2	442760	0155	3/31/06	\$435,000	1060	680	7	1953	3	6500	N	N	10737 3RD AVE NW
2	442760	0015	5/3/05	\$426,000	1060	580	7	1953	3	10272	N	N	10745 5TH AVE NW
2	915810	0119	5/30/06	\$349,500	1070	300	7	2001	3	1434	N	N	12713 A GREENWOOD AVE N
2	530320	0021	8/30/07	\$427,450	1070	240	7	1946	3	6606	N	N	11639 1ST AVE NW
2	530320	0075	8/15/05	\$420,000	1070	170	7	1941	4	7486	N	N	11601 1ST AVE NW
2	201630	0060	3/22/06	\$465,000	1070	0	7	1945	3	7681	N	N	10010 13TH AVE NW
2	201630	0060	6/24/05	\$365,000	1070	0	7	1945	3	7681	N	N	10010 13TH AVE NW
2	915810	0117	10/17/07	\$355,000	1074	300	7	2001	3	1438	N	N	12713 C GREENWOOD AVE N
2	242603	9308	6/2/05	\$275,000	1080	260	7	2005	3	1140	N	N	13435 G GREENWOOD AVE N
2	344200	0105	10/18/05	\$329,000	1080	0	7	1959	3	5610	N	N	139 NW 104TH ST
2	113900	0765	2/27/06	\$415,000	1080	740	7	1949	3	7500	N	N	10529 1ST AVE NW
2	291820	0150	1/25/05	\$320,000	1080	0	7	1947	3	8134	N	N	128 N 136TH ST
2	362603	9143	9/13/07	\$442,600	1090	0	7	1941	3	7223	N	N	9742 12TH AVE NW
2	010600	0020	4/23/07	\$389,000	1090	0	7	1948	5	8068	N	N	9723 DIBBLE AVE NW
2	615490	0030	10/11/05	\$410,000	1100	840	7	1947	3	7102	N	N	10317 11TH AVE NW
2	552260	0110	5/10/05	\$427,950	1100	320	7	1950	3	7228	N	N	10019 9TH AVE NW
2	730890	0450	9/21/06	\$525,000	1110	600	7	1946	4	7674	N	N	12009 2ND AVE NW
2	242603	9236	5/30/07	\$315,000	1120	0	7	1930	2	8944	N	N	13008 3RD AVE NW
2	186240	0120	12/21/06	\$425,000	1130	1130	7	1948	5	5400	N	N	9244 13TH AVE NW
2	391840	0180	3/28/05	\$329,950	1130	0	7	1948	3	6300	N	N	11542 PALATINE AVE N
2	362603	9418	2/22/05	\$285,500	1140	350	7	2005	3	1237	N	N	10122 C 3RD AVE NW
2	362603	9419	2/25/05	\$262,000	1140	350	7	2005	3	1237	N	N	10122 B 3RD AVE NW
2	362603	9420	2/25/05	\$269,950	1140	350	7	2005	3	1537	N	N	10122 A 3RD AVE NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
2	914410	0087	10/26/05	\$500,000	1140	940	7	1941	5	6650	N	N	9734 15TH AVE NW	
2	682510	0010	9/24/07	\$444,000	1140	0	7	1942	3	6664	N	N	9702 12TH AVE NW	
2	891050	0597	11/6/06	\$400,000	1140	0	7	1952	3	7560	N	N	11039 1ST AVE NW	
2	198020	0225	1/13/06	\$369,000	1140	0	7	1954	3	8100	N	N	129 N 144TH ST	
2	242603	9309	5/16/05	\$277,500	1150	320	7	2005	3	1162	N	N	13435 F GREENWOOD AVE N	
2	242603	9310	5/9/05	\$279,000	1150	320	7	2005	3	1171	N	N	13435 E GREENWOOD AVE N	
2	515120	0280	12/3/07	\$405,500	1150	0	7	1950	4	6750	N	N	13739 1ST AVE NW	
2	515120	0280	3/8/05	\$310,000	1150	0	7	1950	4	6750	N	N	13739 1ST AVE NW	
2	076700	0225	7/11/06	\$370,000	1150	0	7	1941	3	9607	N	N	10417 3RD AVE NW	
2	074800	0060	12/19/05	\$382,000	1160	1160	7	1961	4	7200	N	N	14008 PALATINE AVE N	
2	730890	0530	1/2/07	\$468,500	1160	640	7	1937	4	7676	N	N	12016 2ND AVE NW	
2	010600	0195	6/6/07	\$450,000	1160	670	7	1949	3	8120	N	N	10012 9TH AVE NW	
2	362603	9273	7/19/05	\$398,500	1160	0	7	1951	3	8550	N	N	10345 11TH AVE NW	
2	242603	9034	1/9/07	\$373,000	1170	0	7	1945	4	8160	N	N	215 NW 130TH ST	
2	186240	0095	3/17/06	\$275,000	1180	180	7	1950	3	6750	N	N	9210 MARY AVE NW	
2	377330	0035	10/19/05	\$410,000	1180	680	7	1953	3	6752	N	N	814 NW 106TH ST	
2	010600	0365	7/25/05	\$319,922	1180	0	7	1948	4	8512	N	N	10044 DIBBLE AVE NW	
2	113900	0150	3/12/07	\$420,000	1190	0	7	1919	4	6300	N	N	10712 1ST AVE NW	
2	949820	0006	3/22/06	\$395,000	1190	0	7	1950	3	6930	N	N	10348 14TH AVE NW	
2	682410	0155	6/28/05	\$350,000	1190	310	7	1948	3	8040	N	N	9622 12TH AVE NW	
2	092400	0070	6/30/06	\$435,000	1190	180	7	1941	4	8370	N	N	13229 2ND AVE NW	
2	092400	0070	7/1/05	\$307,700	1190	180	7	1941	4	8370	N	N	13229 2ND AVE NW	
2	092400	0070	4/27/05	\$285,000	1190	180	7	1941	4	8370	N	N	13229 2ND AVE NW	
2	291820	0076	8/23/07	\$445,000	1200	240	7	1947	3	6224	N	N	13536 1ST AVE NW	
2	113900	0730	5/19/06	\$407,500	1200	0	7	1950	3	7500	N	N	10514 2ND AVE NW	
2	362603	9366	5/3/07	\$465,000	1200	600	7	1963	3	7646	N	N	9526 12TH AVE NW	
2	730890	0515	6/27/05	\$426,000	1210	0	7	1937	4	7680	N	N	12032 2ND AVE NW	
2	201630	0045	8/23/05	\$442,100	1220	210	7	1947	4	7669	N	N	10046 13TH AVE NW	
2	914410	0356	4/19/07	\$425,000	1220	770	7	1950	3	8910	N	N	9615 12TH AVE NW	
2	242603	9247	11/16/07	\$299,950	1230	160	7	2005	3	1756	N	N	13435 H GREENWOOD AVE N	
2	242603	9247	5/11/05	\$273,182	1230	160	7	2005	3	1756	N	N	13435 H GREENWOOD AVE N	

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	758620	0015	4/3/06	\$345,000	1230	600	7	1945	4	6050	N	N	129 NW 103RD ST
2	442760	0085	9/13/06	\$325,000	1230	0	7	1953	3	6800	N	N	10727 4TH AVE NW
2	914410	0005	8/29/06	\$450,000	1240	810	7	1948	3	12240	N	N	9505 MARY AVE NW
2	270560	0001	10/11/07	\$384,950	1250	224	7	2007	3	1667	N	N	9750 A 8TH AVE NW
2	914410	0347	2/14/07	\$495,000	1260	890	7	1957	3	6930	N	N	9702 13TH AVE NW
2	730890	0760	9/12/06	\$405,000	1260	650	7	1942	3	8880	N	N	12027 GREENWOOD AVE N
2	914410	0158	10/9/06	\$395,800	1260	0	7	1949	4	8910	N	N	9632 MARY AVE NW
2	891050	0506	3/21/07	\$445,000	1270	680	7	1961	3	5993	N	N	11041 2ND AVE NW
2	113900	0215	4/15/05	\$332,250	1270	0	7	1932	3	7560	N	N	10741 PALATINE AVE N
2	515120	0425	6/18/07	\$486,000	1270	220	7	1942	4	10125	N	N	13715 2ND AVE NW
2	186240	0165	6/20/06	\$396,000	1280	0	7	1961	3	6126	N	N	9244 12TH AVE NW
2	792260	0020	8/21/06	\$370,000	1280	520	7	1948	3	7200	N	N	10338 12TH AVE NW
2	638050	0030	5/26/06	\$517,000	1280	940	7	1948	3	7646	N	N	11708 1ST AVE NW
2	915810	0122	4/12/06	\$351,000	1290	330	7	2001	3	1198	N	N	12719 B GREENWOOD AVE N
2	915810	0127	2/9/06	\$330,000	1290	330	7	2001	3	1612	N	N	12721 C GREENWOOD AVE N
2	638050	0125	10/24/06	\$517,000	1300	780	7	1949	3	7686	N	N	11723 2ND AVE NW
2	914410	0196	2/11/05	\$360,000	1310	0	7	1941	3	5632	N	N	9516 MARY AVE NW
2	291820	0005	3/9/07	\$420,000	1320	0	7	1948	3	6952	N	N	13536 3RD AVE NW
2	915810	0070	3/1/07	\$370,000	1320	0	7	1950	3	8220	N	N	12742 1ST AVE NW
2	914410	0137	7/13/07	\$450,000	1320	210	7	1948	3	8910	N	N	9717 14TH AVE NW
2	076700	0134	9/24/07	\$374,000	1330	0	7	1997	3	2055	N	N	338 NW 103RD ST
2	076700	0131	3/7/05	\$282,450	1330	0	7	1997	3	2225	N	N	344 NW 103RD ST
2	944130	0030	11/15/05	\$380,000	1330	1290	7	1948	3	8280	N	N	102 NW 130TH ST
2	362603	9327	5/11/06	\$377,000	1340	0	7	1957	3	5022	N	N	802 NW 97TH ST
2	010700	0055	4/29/05	\$380,000	1340	410	7	1950	3	6868	N	N	10456 ALDERBROOK PL NW
2	201630	0030	3/2/05	\$335,000	1340	0	7	1950	4	7669	N	N	10037 13TH AVE NW
2	442760	0020	4/14/06	\$530,000	1350	840	7	1992	3	9261	N	N	10735 5TH AVE NW
2	891050	0165	5/10/06	\$439,950	1360	0	7	1924	4	7560	N	N	11235 PALATINE AVE N
2	730890	0270	9/6/05	\$385,000	1360	760	7	1947	3	7723	N	N	12256 3RD AVE NW
2	074800	0185	4/20/05	\$337,500	1360	0	7	1934	4	8100	N	N	14006 1ST AVE NW
2	515120	0070	3/20/06	\$409,000	1363	1068	7	1952	3	6135	N	N	13701 N 137TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	515120	0070	8/1/05	\$299,000	1363	1068	7	1952	3	6135	N	N	13701 N 137TH ST
2	113900	0775	11/21/05	\$418,000	1380	440	7	1916	4	7500	N	N	10537 1ST AVE NW
2	730890	0370	9/12/05	\$450,000	1380	980	7	1941	3	7723	N	N	12259 2ND AVE NW
2	747490	0030	10/12/07	\$441,000	1380	0	7	1954	3	9300	N	N	10604 8TH AVE NW
2	242603	9089	5/17/07	\$379,500	1390	0	7	1949	3	7210	N	N	13020 3RD AVE NW
2	615490	0070	4/13/06	\$572,300	1390	0	7	1948	4	7378	N	N	1105 NW 103RD ST
2	391840	0027	3/2/07	\$384,950	1400	0	7	2006	3	1320	N	N	11711 C GREENWOOD AVE N
2	914410	0175	11/26/07	\$481,000	1410	510	7	1950	3	9720	N	N	9545 14TH AVE NW
2	076700	0201	10/4/07	\$326,000	1420	0	7	1995	3	1537	N	N	314 NW 103RD ST
2	186240	0096	1/1/06	\$385,000	1420	980	7	1947	3	9450	N	N	9202 MARY AVE NW
2	247450	0010	10/26/05	\$376,000	1430	0	7	1953	3	6076	N	N	808 NW 108TH ST
2	530320	0045	10/27/06	\$415,000	1450	280	7	1947	3	8412	N	N	11608 2ND AVE NW
2	615490	0140	4/17/07	\$620,000	1460	980	7	1948	3	6030	N	N	916 NW 103RD ST
2	730890	0765	3/30/07	\$484,000	1460	600	7	1951	3	9229	N	N	12035 GREENWOOD AVE N
2	391840	0017	2/2/07	\$369,950	1462	0	7	2006	3	979	N	N	11705 G GREENWOOD AVE N
2	391840	0026	2/22/07	\$389,950	1472	0	7	2006	3	2008	N	N	11710 D GREENWOOD AVE N
2	391840	0013	2/22/07	\$344,950	1482	0	7	2006	3	941	N	N	11705 C GREENWOOD AVE N
2	391840	0012	3/21/07	\$344,950	1486	0	7	2006	3	941	N	N	11705 B GREENWOOD AVE N
2	440320	0200	3/15/06	\$360,000	1490	0	7	1944	4	7440	N	N	10022 MARY AVE NW
2	391840	0010	3/2/07	\$363,500	1494	0	7	2006	3	1399	N	N	11705 A GREENWOOD AVE N
2	247450	0025	5/4/05	\$355,000	1500	0	7	1953	3	6039	N	N	809 NW 108TH ST
2	247450	0070	10/30/06	\$415,000	1500	0	7	1953	3	7085	N	N	805 NW 107TH ST
2	362603	9088	6/1/05	\$298,400	1510	0	7	1923	4	4337	N	N	10120 3RD AVE NW
2	242603	9269	4/3/07	\$396,000	1510	0	7	1944	3	7250	N	N	13254 1ST AVE NW
2	242603	9269	11/10/05	\$285,000	1510	0	7	1944	3	7250	N	N	13254 1ST AVE NW
2	322320	0110	8/4/05	\$425,000	1520	250	7	1944	3	6250	N	N	11548 1ST AVE NW
2	442760	0040	8/2/07	\$387,750	1520	0	7	1953	3	7000	N	N	10752 5TH AVE NW
2	949820	0070	2/22/06	\$480,500	1530	0	7	1949	5	6930	N	N	10318 13TH AVE NW
2	758620	0005	3/16/05	\$450,000	1540	1060	7	1959	4	7895	N	N	10147 HOLMAN RD NW
2	915760	0095	8/31/05	\$365,000	1540	0	7	1945	4	8160	N	N	12708 2ND AVE NW
2	076700	0133	3/1/07	\$390,000	1550	0	7	1997	3	2500	N	N	340 NW 103RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
2	682410	0130	5/22/07	\$516,500	1600	250	7	1942	4	6400	N	N	923 NW 97TH ST	
2	682410	0130	6/30/05	\$445,000	1600	250	7	1942	4	6400	N	N	923 NW 97TH ST	
2	552260	0130	7/28/05	\$500,000	1600	420	7	1950	5	6700	N	N	9745 11TH AVE NW	
2	730890	0305	3/15/07	\$568,000	1600	330	7	1947	4	7707	N	N	12220 3RD AVE NW	
2	687780	0040	9/7/05	\$470,000	1600	0	7	1951	3	8160	N	N	12515 2ND AVE NW	
2	891050	0630	8/24/07	\$595,000	1610	480	7	1947	3	7649	N	N	11020 1ST AVE NW	
2	638050	0156	12/11/06	\$460,000	1610	500	7	1941	4	7705	N	N	11756 3RD AVE NW	
2	391840	0025	2/12/07	\$364,950	1612	0	7	2006	3	1691	N	N	11713 A GREENWOOD AVE N	
2	515120	0355	7/13/05	\$360,000	1620	0	7	1951	5	10125	N	N	13738 2ND AVE NW	
2	010700	0105	3/28/05	\$485,000	1650	0	7	1950	3	6700	N	N	10310 8TH AVE NW	
2	515120	0260	6/28/05	\$364,500	1650	0	7	1947	4	6750	N	N	103 NW 140TH ST	
2	010700	0100	4/7/05	\$370,000	1650	0	7	1950	3	10500	N	N	10402 ALDERBROOK PL NW	
2	010700	0095	4/7/05	\$360,000	1650	0	7	1950	3	11300	N	N	10408 ALDERBROOK PL NW	
2	010700	0060	2/24/05	\$365,000	1650	170	7	1950	3	11624	N	N	10450 ALDERBROOK PL NW	
2	010700	0090	4/7/05	\$370,000	1650	0	7	1950	3	23600	N	N	10416 ALDERBROOK PL NW	
2	010700	0085	3/31/05	\$370,000	1650	0	7	1950	3	31000	N	N	10420 ALDERBROOK PL NW	
2	362603	9253	2/27/07	\$465,000	1660	0	7	1949	4	8345	N	N	9710 DIBBLE AVE NW	
2	322320	0050	2/28/07	\$525,000	1670	790	7	1944	3	6250	N	N	11513 PALATINE AVE N	
2	322320	0050	10/14/05	\$434,000	1670	790	7	1944	3	6250	N	N	11513 PALATINE AVE N	
2	914410	0126	8/22/05	\$440,000	1680	0	7	1940	4	8910	N	N	9728 MARY AVE NW	
2	891050	0684	5/10/07	\$515,000	1700	0	7	1926	5	7560	N	N	11038 PALATINE AVE N	
2	092400	0030	2/24/06	\$375,000	1720	0	7	1941	5	8370	N	N	13228 3RD AVE NW	
2	747490	0020	10/19/07	\$440,000	1740	0	7	1954	3	6180	N	N	10616 8TH AVE NW	
2	337490	0025	4/18/05	\$369,500	1810	0	7	1948	4	8124	N	N	132 NW 135TH PL	
2	515120	0200	3/8/06	\$450,000	1910	0	7	1947	3	6905	N	N	104 N 137TH ST	
2	730890	0100	10/30/07	\$371,750	1940	0	7	1947	3	5753	N	N	12234 1ST AVE NW	
2	914410	0286	11/15/06	\$535,000	2190	450	7	1945	4	8910	N	N	9716 14TH AVE NW	
2	891050	0625	6/14/05	\$595,000	2690	0	7	1922	4	7560	N	N	11034 1ST AVE NW	
2	186240	0126	12/1/05	\$500,000	3150	0	7	1971	3	5200	N	N	9237 12TH AVE NW	
2	758620	0059	4/26/06	\$345,500	867	177	8	2005	3	1123	N	N	10137 HOLMAN RD NW	
2	362603	9423	8/5/05	\$289,950	940	240	8	2005	3	1048	N	N	116 B N 104TH ST	

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	362603	9422	8/11/05	\$300,000	960	240	8	2005	3	1394	N	N	116 C N 104TH ST
2	362603	9424	7/25/05	\$304,950	960	240	8	2005	3	1400	N	N	116 A N 104TH ST
2	891050	0238	4/16/07	\$367,500	1000	210	8	2002	3	1173	N	N	11227 C GREENWOOD AVE N
2	891050	0236	9/17/07	\$339,000	1000	210	8	2002	3	1262	N	N	11227 A GREENWOOD AVE N
2	113900	0091	10/3/06	\$344,950	1010	320	8	2002	3	1097	N	N	10747 A GREENWOOD AVE N
2	362603	9421	7/21/05	\$304,950	1010	250	8	2005	3	1217	N	N	118 B N 104TH ST
2	362603	9171	9/14/05	\$308,000	1010	250	8	2005	3	1668	N	N	118 A N 104TH ST
2	758620	0060	4/1/06	\$360,000	1034	191	8	2005	3	1233	N	N	10139 HOLMAN RD NW
2	758620	0057	3/20/06	\$352,500	1045	191	8	2005	3	2121	N	N	10129 HOLMAN RD NW
2	758620	0055	4/1/06	\$349,500	1080	190	8	2005	3	2438	N	N	10131 HOLMAN RD NW
2	758620	0058	3/22/06	\$350,000	1086	191	8	2005	3	1591	N	N	10135 HOLMAN RD NW
2	758620	0061	1/24/06	\$355,000	1086	191	8	2005	3	1730	N	N	10141 HOLMAN RD NW
2	552260	0075	6/24/05	\$419,000	1090	610	8	1951	3	6700	N	N	10016 11TH AVE NW
2	615490	0135	12/20/05	\$367,000	1100	510	8	1953	3	6030	N	N	922 NW 103RD ST
2	758620	0056	4/13/06	\$361,000	1105	191	8	2005	3	1251	N	N	10131 HOLMAN RD NW
2	113900	0092	4/28/05	\$290,000	1110	220	8	2002	3	979	N	N	10747 B GREENWOOD AVE N
2	891050	0045	4/2/07	\$430,500	1210	0	8	1948	3	7575	N	N	11257 1ST AVE NW
2	552260	0070	12/18/05	\$418,500	1240	290	8	1952	3	6700	N	N	10022 11TH AVE NW
2	552260	0185	7/18/06	\$517,500	1250	840	8	1950	3	7008	N	N	9717 9TH AVE NW
2	391840	0152	11/8/05	\$429,950	1260	190	8	1948	3	8156	N	N	205 N 117TH ST
2	362603	9299	1/26/05	\$360,000	1270	640	8	1951	4	8167	N	N	848 NW 97TH ST
2	186240	0475	6/17/05	\$335,000	1280	320	8	1999	3	1091	N	N	9038 C MARY AVE NW
2	186240	0466	6/28/06	\$368,000	1280	320	8	1998	3	1144	N	N	9046 A MARY AVE NW
2	186240	0468	3/20/07	\$399,922	1280	320	8	1998	3	1393	N	N	9042 A MARY AVE NW
2	010800	0116	6/29/05	\$309,950	1290	0	8	2005	3	1187	N	N	407 B NW 101ST ST
2	010800	0110	8/10/05	\$322,000	1290	0	8	2005	3	1425	N	N	411 B NW 101ST ST
2	010800	0112	7/20/05	\$302,950	1290	0	8	2005	3	1579	N	N	409 A NW 101ST ST
2	010800	0118	7/25/05	\$310,000	1290	0	8	2005	3	1647	N	N	405 A NW 101ST ST
2	010800	0111	8/8/05	\$309,950	1290	0	8	2005	3	1900	N	N	411 A NW 101ST ST
2	010800	0115	8/22/05	\$314,950	1290	0	8	2005	3	2073	N	N	407 A NW 101ST ST
2	010800	0113	7/14/05	\$314,000	1290	0	8	2005	3	2106	N	N	409 B NW 101ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	010800	0117	6/28/05	\$299,950	1290	0	8	2005	3	2290	N	N	405 B NW 101ST ST
2	344200	0153	1/29/07	\$327,500	1294	0	8	2006	3	865	N	N	10303 B HOLMAN RD N
2	344200	0152	3/23/07	\$329,500	1294	0	8	2006	3	1020	N	N	10303 A HOLMAN RD N
2	515120	0061	5/17/05	\$289,950	1310	390	8	2001	3	1680	N	N	13709 GREENWOOD AVE N
2	515120	0060	6/15/05	\$312,000	1310	390	8	2001	3	2272	N	N	13709 GREENWOOD AVE N
2	515120	0064	11/7/05	\$314,000	1310	390	8	2001	3	2288	N	N	13715 GREENWOOD AVE N
2	287460	0285	12/28/05	\$366,700	1320	0	8	1953	3	6231	N	N	10711 9TH AVE NW
2	010800	0123	1/9/07	\$334,950	1340	0	8	2006	3	1325	N	N	401 E NW 101ST ST
2	010800	0122	12/26/06	\$336,000	1340	0	8	2006	3	1520	N	N	401 D NW 101ST ST
2	287460	0350	2/11/05	\$410,000	1340	550	8	1954	4	6960	N	N	920 NW 106TH ST
2	287460	0395	5/25/07	\$560,000	1360	1200	8	1954	3	6300	N	N	914 NW 105TH ST
2	287460	0395	1/26/05	\$472,500	1360	1200	8	1954	3	6300	N	N	914 NW 105TH ST
2	287460	0135	7/17/06	\$430,000	1360	0	8	1954	3	9450	N	N	10628 9TH AVE NW
2	287460	0135	10/27/05	\$395,000	1360	0	8	1954	3	9450	N	N	10628 9TH AVE NW
2	914410	0080	1/17/06	\$461,500	1390	800	8	1956	3	7315	N	N	9726 15TH AVE NW
2	344200	0154	3/2/07	\$336,500	1402	0	8	2006	3	1015	N	N	10303 C HOLMAN RD N
2	891050	0215	9/28/06	\$362,500	1420	340	8	2002	3	1378	N	N	11209 B GREENWOOD AVE N
2	186240	0522	9/21/05	\$410,000	1420	390	8	1998	3	1658	N	N	9042 15TH AVE NW
2	891050	0223	6/20/07	\$429,950	1420	340	8	2002	3	1741	N	N	11215 B GREENWOOD AVE N
2	010800	0119	10/9/06	\$375,800	1430	0	8	2006	3	1484	N	N	401 B NW 101ST ST
2	010800	0120	11/1/06	\$349,888	1430	0	8	2005	3	1548	N	N	401 A NW 101ST ST
2	010800	0121	10/9/06	\$399,000	1440	0	8	2006	3	1975	N	N	401 C NW 101ST ST
2	914410	0027	7/18/05	\$635,000	1440	860	8	1930	5	9576	N	N	9530 15TH AVE NW
2	344200	0151	2/19/07	\$359,950	1447	0	8	2006	3	2161	N	N	10301 HOLMAN RD NW
2	682410	0012	5/14/07	\$414,950	1460	0	8	2006	3	1180	N	N	815 B NW 97TH ST
2	682410	0014	7/2/07	\$414,950	1460	0	8	2006	3	1180	N	N	813 B NW 97TH ST
2	682410	0007	5/14/07	\$414,950	1460	0	8	2006	3	1200	N	N	809 B NW 97TH ST
2	682410	0009	6/12/07	\$414,950	1460	0	8	2006	3	1200	N	N	807 B NW 97TH ST
2	682410	0013	5/14/07	\$414,950	1460	0	8	2006	3	1224	N	N	813 A NW 97TH ST
2	682410	0008	5/21/07	\$414,950	1460	0	8	2006	3	1245	N	N	807 A NW 97TH ST
2	010800	0131	9/26/06	\$395,000	1460	0	8	2006	3	1500	N	N	401 F NW 101ST ST

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**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	682410	0006	4/11/07	\$419,950	1460	0	8	2006	3	1811	N	N	809 A NW 97TH ST
2	682410	0015	5/18/07	\$425,000	1460	0	8	2006	3	1820	N	N	815 A NW 97TH ST
2	891050	0730	7/19/06	\$434,000	1460	390	8	2002	3	1964	N	N	11033 A GREENWOOD AVE N
2	914410	0048	9/29/06	\$512,000	1460	0	8	1951	3	9768	N	N	9620 15TH AVE NW
2	682410	0005	10/22/07	\$359,888	1470	0	8	2006	3	1204	N	N	9621 8TH AVE NW
2	337490	0055	7/20/05	\$359,650	1510	0	8	1948	3	8529	N	N	13266 3RD AVE NW
2	944130	0021	4/20/05	\$390,000	1510	0	8	1948	4	8640	N	N	116 NW 130TH ST
2	074800	0305	12/14/07	\$435,000	1520	0	8	1969	4	8792	N	N	211 NW 143RD ST
2	914410	0096	7/27/06	\$505,000	1530	900	8	1952	3	8015	N	N	1449 NW 100TH ST
2	891050	0517	8/18/05	\$575,000	1530	1500	8	1962	5	8060	N	N	11023 2ND AVE NW
2	287460	0405	5/30/06	\$600,000	1540	1040	8	1953	3	6300	N	N	928 NW 105TH ST
2	730890	0655	11/15/07	\$628,000	1540	880	8	1936	4	7440	N	N	12013 PALATINE AVE N
2	198020	0325	7/25/05	\$465,000	1570	0	8	1958	3	8100	N	N	123 NW 144TH ST
2	730890	0280	4/10/06	\$380,000	1570	0	8	1949	3	10290	N	N	12244 3RD AVE NW
2	391840	0149	2/14/05	\$374,000	1580	500	8	1962	3	7229	N	N	11506 3RD AVE NW
2	638050	0036	11/17/05	\$575,000	1580	840	8	1979	3	7679	N	N	11720 1ST AVE NW
2	322320	0005	2/22/06	\$495,000	1590	380	8	1990	3	6375	N	N	11557 PALATINE AVE N
2	730890	0330	5/7/07	\$507,000	1620	0	8	1937	4	7702	N	N	12211 2ND AVE NW
2	287460	0030	6/26/07	\$530,000	1630	0	8	1954	3	6300	N	N	10533 11TH AVE NW
2	682410	0002	8/22/07	\$395,000	1700	0	8	2006	3	1646	N	N	803 NW 97TH ST
2	682410	0001	9/25/07	\$387,500	1700	0	8	2006	3	1660	N	N	801 NW 97TH ST
2	914410	0016	8/20/07	\$557,750	1710	0	8	1990	3	8778	N	N	9515 MARY AVE NW
2	287460	0190	1/25/06	\$560,000	1740	1160	8	1955	3	6300	N	N	10510 11TH AVE NW
2	682410	0004	8/21/07	\$380,000	1750	0	8	2006	3	1189	N	N	9623 8TH AVE NW
2	682410	0003	8/15/07	\$374,900	1750	0	8	2006	3	1854	N	N	9625 8TH AVE NW
2	730890	0235	2/9/07	\$565,000	1780	530	8	1958	3	7707	N	N	12221 1ST AVE NW
2	242603	9125	11/8/07	\$612,500	1800	360	8	1949	3	8160	N	N	12730 3RD AVE NW
2	515300	0145	3/26/07	\$420,000	1810	0	8	1957	3	7680	N	N	102 NW 125TH ST
2	515300	0145	3/7/05	\$340,000	1810	0	8	1957	3	7680	N	N	102 NW 125TH ST
2	440320	0070	5/24/06	\$640,000	1810	910	8	1951	4	8863	N	N	10004 15TH AVE NW
2	730890	0490	7/11/07	\$690,000	1880	660	8	1937	4	8073	N	N	12057 2ND AVE NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	362603	9110	3/7/05	\$400,000	1880	500	8	1954	3	12241	N	N	10351 14TH AVE NW
2	287460	0385	5/17/06	\$475,000	1890	0	8	1952	3	7176	N	N	10505 9TH AVE NW
2	515300	0010	10/13/05	\$565,000	1890	1820	8	1948	4	7680	N	N	12508 2ND AVE NW
2	287460	0035	10/5/06	\$635,900	1930	960	8	1957	3	6300	N	N	10539 11TH AVE NW
2	730890	0045	7/11/06	\$675,000	1950	450	8	1950	3	7241	N	N	12217 RIDGEMONT WAY N
2	730890	0045	1/11/05	\$499,000	1950	450	8	1950	3	7241	N	N	12217 RIDGEMONT WAY N
2	891050	0741	6/12/06	\$625,000	2010	1190	8	1961	3	6311	N	N	11057 GREENWOOD AVE N
2	515300	0085	1/18/06	\$450,000	2020	1080	8	1946	5	7680	N	N	12551 1ST AVE NW
2	730890	0260	11/19/07	\$562,500	2080	0	8	1976	3	7720	N	N	12253 1ST AVE NW
2	914410	0118	10/26/05	\$422,500	2080	0	8	1952	3	8550	N	N	1411 NW 100TH ST
2	391840	0045	9/14/07	\$650,000	2140	1550	8	1950	4	14070	N	N	11704 PALATINE AVE N
2	914410	0178	2/23/06	\$597,500	2340	0	8	1994	3	7290	N	N	9544 MARY AVE NW
2	730890	0195	9/21/05	\$451,750	2440	0	8	1939	4	7710	N	N	12228 2ND AVE NW
2	914410	0326	7/30/07	\$645,000	2490	800	8	1951	5	8910	N	N	9734 13TH AVE NW
2	914410	0056	12/10/07	\$650,000	2500	260	8	1942	3	9306	N	N	9624 15TH AVE NW
2	730890	0745	8/11/05	\$450,000	1690	540	9	1926	3	7896	N	N	12009 GREENWOOD AVE N
2	638050	0005	4/12/05	\$613,000	1950	990	9	1926	4	7692	N	N	11759 PALATINE AVE N
2	198020	0330	1/25/05	\$667,500	2180	790	9	2004	3	8100	N	N	117 NW 144TH ST
2	242603	9305	3/22/07	\$652,000	2200	0	9	2001	3	6656	N	N	13005 2ND AVE NW
2	616690	0045	6/14/07	\$720,000	2310	580	9	1936	5	10585	N	N	118 NW 132ND ST
2	440320	0260	4/21/05	\$600,000	2320	630	9	2004	3	4960	N	N	10027 14TH AVE NW
2	391840	0020	4/27/06	\$800,000	2500	1000	9	1967	4	10710	N	N	11714 PALATINE AVE N
2	391840	0020	8/6/05	\$689,000	2500	1000	9	1967	4	10710	N	N	11714 PALATINE AVE N
2	198020	0003	4/5/05	\$575,000	2560	0	9	1998	3	7200	N	N	14416 3RD AVE NW
2	198020	0380	11/9/05	\$750,000	2600	860	9	2005	3	6502	N	N	200 NW 143RD ST
2	440320	0255	12/13/06	\$819,500	2870	800	9	2005	3	4960	N	N	10025 14TH AVE NW
2	201630	0070	6/15/05	\$729,950	3040	0	9	2005	3	6577	N	N	10027 12TH AVE NW
2	440320	0217	7/18/05	\$748,000	3150	0	9	2001	3	4989	N	N	10006 MARY AVE NW
2	198020	0045	8/16/06	\$830,000	3380	0	9	1995	3	9554	N	N	14401 1ST AVE NW
2	362603	9406	2/8/07	\$910,000	3840	940	9	2005	3	7200	N	N	10325 14TH AVE NW
2	914410	0007	8/1/07	\$770,000	2370	0	10	2006	3	7599	N	N	1464 NW 95TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	252603	9210	7/19/05	\$650,000	2740	0	10	1998	3	10084	N	N	10853 8TH AVE NW
2	914410	0006	3/13/07	\$879,950	3340	0	10	2006	3	7390	N	N	9504 15TH AVE NW
4	130630	0250	6/28/05	\$222,100	550	0	5	1947	3	6352	N	N	10722 DAYTON AVE N
4	229140	0830	8/18/05	\$263,500	660	0	5	1989	5	7440	N	N	10917 LINDEN AVE N
4	178550	0024	6/22/05	\$199,750	740	0	5	1949	4	7800	N	N	12533 PHINNEY AVE N
4	192604	9172	10/5/06	\$326,500	760	0	5	1943	4	5085	N	N	14333 DAYTON AVE N
4	130630	0266	2/28/05	\$254,950	1210	0	5	1910	4	7882	N	N	504 N 107TH ST
4	614160	0015	10/13/05	\$256,000	630	100	6	1925	3	4000	N	N	12248 FREMONT AVE N
4	614160	0150	5/22/06	\$414,000	670	0	6	1925	4	8017	N	N	12036 N PARK AVE
4	229140	1180	6/30/05	\$322,000	680	0	6	1929	3	7440	N	N	10522 N PARK AVE
4	614060	0330	10/15/07	\$411,950	700	0	6	1927	4	4745	N	N	11702 N PARK AVE N
4	614060	0330	2/16/07	\$399,950	700	0	6	1927	4	4745	N	N	11702 N PARK AVE N
4	614060	0330	6/22/05	\$320,000	700	0	6	1927	4	4745	N	N	11702 N PARK AVE N
4	130630	0264	8/11/06	\$376,000	700	0	6	1947	3	5108	N	N	510 N 107TH ST
4	178550	0080	5/26/06	\$300,000	720	0	6	1950	4	6000	N	N	12504 PHINNEY AVE N
4	614060	0140	1/5/06	\$334,900	730	360	6	1927	3	7200	N	N	11550 FREMONT AVE N
4	614010	0105	10/19/06	\$294,000	730	0	6	1947	3	7761	N	N	11741 PHINNEY AVE N
4	178550	0061	3/21/07	\$380,000	750	0	6	1940	3	7650	N	N	12526 PHINNEY AVE N
4	178550	0063	6/1/06	\$345,100	750	0	6	1940	4	7650	N	N	12532 PHINNEY AVE N
4	178550	0062	1/11/05	\$267,000	750	0	6	1940	3	7650	N	N	12533 DAYTON AVE N
4	229140	1535	12/1/05	\$305,000	770	0	6	1919	4	4960	N	N	10730 FREMONT AVE N
4	637850	0360	5/11/07	\$300,000	770	0	6	1940	3	6283	N	N	11201 FREMONT AVE N
4	291620	0160	8/24/06	\$339,500	770	0	6	1950	3	7632	N	N	12721 FREMONT AVE N
4	291620	0175	11/28/05	\$295,000	780	0	6	1952	3	5100	N	N	12705 FREMONT AVE N
4	130630	0095	7/6/06	\$443,000	780	400	6	1926	4	6300	N	N	10738 EVANSTON AVE N
4	614060	0255	5/31/06	\$409,950	810	0	6	1928	4	8898	N	N	11524 N PARK AVE N
4	229140	0786	3/30/05	\$252,000	830	730	6	1924	4	5580	N	N	902 N 109TH ST
4	614060	0145	8/1/07	\$360,000	840	0	6	1908	3	7200	N	N	11544 FREMONT AVE N
4	229140	1020	1/3/06	\$320,000	840	120	6	1940	2	7440	N	N	10726 N PARK AVE
4	891100	0285	2/18/05	\$305,000	850	0	6	1947	3	6600	N	N	10709 PHINNEY AVE N
4	229140	0840	1/19/07	\$416,000	850	740	6	1920	2	7440	N	N	10909 LINDEN AVE N

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	891100	0420	4/26/07	\$420,000	860	400	6	1937	3	8085	N	N	10541 PHINNEY AVE N
4	016400	0360	6/23/06	\$420,000	860	0	6	1934	4	9167	N	N	613 N 137TH ST
4	614160	0155	4/10/05	\$330,000	870	450	6	1942	4	8204	N	N	12032 N PARK AVE
4	192604	9085	8/19/05	\$379,900	880	240	6	1910	3	7951	N	N	719 N 128TH ST
4	016400	0181	7/31/06	\$341,000	890	0	6	1923	3	6342	N	N	520 N 138TH ST
4	178550	0082	2/28/06	\$279,950	900	0	6	1947	3	9600	N	N	408 N 125TH ST
4	016400	0164	4/20/06	\$320,000	940	940	6	1905	4	7206	N	N	610 N 138TH ST
4	178550	0060	8/30/06	\$270,000	1000	0	6	1940	3	7650	N	N	12527 DAYTON AVE N
4	229140	1540	7/19/06	\$300,000	1010	0	6	1920	4	4960	N	N	10734 FREMONT AVE N
4	229140	1190	3/21/06	\$324,950	1030	0	6	1947	4	5580	N	N	10526 N PARK AVE
4	229140	0920	12/20/06	\$419,000	1040	240	6	1941	3	5580	N	N	10727 LINDEN AVE N
4	364510	0160	10/12/07	\$419,950	1040	0	6	1922	4	6930	N	N	10528 EVANSTON AVE N
4	130630	0260	8/4/05	\$281,000	1100	0	6	1926	4	6359	N	N	10712 DAYTON AVE N
4	130630	0140	2/17/06	\$284,500	1150	0	6	1928	4	6300	N	N	10707 EVANSTON AVE N
4	192604	9058	11/14/06	\$291,000	1150	0	6	1938	3	11452	N	N	14106 EVANSTON AVE N
4	891100	0310	2/9/05	\$310,000	1160	0	6	1986	3	8023	N	N	10737 PHINNEY AVE N
4	083200	0161	11/13/06	\$558,500	1170	250	6	1924	3	12000	N	N	13218 BITTER PL N
4	229140	1080	7/5/06	\$309,950	1190	0	6	1938	4	5580	N	N	10533 LINDEN AVE N
4	364510	0210	9/2/05	\$292,000	1200	0	6	1984	3	5040	N	N	10507 EVANSTON AVE N
4	229140	1115	6/7/07	\$325,000	1230	0	6	1918	4	9300	N	N	10515 LINDEN AVE N
4	614110	0111	10/9/07	\$425,000	1280	0	6	1947	4	9309	N	N	12034 GREENWOOD AVE N
4	178550	0121	8/17/06	\$340,000	1300	0	6	1976	3	7650	N	N	12519 EVANSTON AVE N
4	178550	0041	11/17/05	\$416,500	1340	0	6	1950	3	9000	N	N	326 N 125TH ST
4	364510	0215	7/20/06	\$419,950	1410	0	6	1920	4	5040	N	N	10509 EVANSTON AVE N
4	364510	0215	7/27/07	\$440,000	1410	0	6	1920	4	5040	N	N	10509 EVANSTON AVE N
4	364510	0215	3/7/06	\$290,000	1410	0	6	1920	4	5040	N	N	10509 EVANSTON AVE N
4	364510	0215	12/13/05	\$257,000	1410	0	6	1920	4	5040	N	N	10509 EVANSTON AVE N
4	614060	0215	9/23/05	\$246,900	1830	0	6	1946	3	7200	N	N	11537 N PARK AVE
4	614060	0185	10/5/05	\$324,000	710	100	7	1924	4	7200	N	N	11501 N PARK AVE N
4	364510	0230	5/23/07	\$310,000	760	0	7	1951	3	5418	N	N	15027 EVANSTON AVE N
4	178550	0181	6/19/06	\$285,500	760	0	7	1950	3	6000	N	N	614 N 125TH ST

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**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	614160	0210	8/15/07	\$357,000	780	780	7	2006	3	5651	N	N	12236 N PARK AVE
4	174770	0030	10/4/06	\$360,000	800	0	7	1945	3	7369	N	N	10731 DAYTON AVE N
4	614010	0032	8/27/07	\$289,000	820	50	7	2001	3	758	N	N	11720 A GREENWOOD AVE N
4	891100	0600	4/13/05	\$325,000	820	0	7	1941	3	8050	N	N	416 N 110TH ST
4	434380	0050	7/26/07	\$349,950	850	220	7	1948	3	6607	N	N	12508 N PARK AVE N
4	434380	0045	8/3/06	\$301,000	850	220	7	1948	3	6869	N	N	12512 N PARK AVE N
4	637850	0195	4/21/06	\$335,000	860	0	7	1939	4	7519	N	N	11247 EVANSTON AVE N
4	192604	9267	10/3/07	\$345,000	860	0	7	1950	3	7964	N	N	14343 FREMONT AVE N
4	229140	1390	5/18/05	\$317,500	870	0	7	1975	3	3720	N	N	10542 FREMONT AVE N
4	192604	9272	8/25/06	\$377,450	880	660	7	1976	3	7200	N	N	14316 FREMONT AVE N
4	192604	9210	4/11/06	\$315,000	880	0	7	1944	4	10950	N	N	14324 EVANSTON AVE N
4	229140	1210	12/1/05	\$275,000	900	0	7	1965	3	5580	N	N	10540 N PARK AVE
4	637850	0280	10/9/06	\$390,000	900	0	7	1947	3	6269	N	N	11236 EVANSTON AVE N
4	130630	0055	11/18/05	\$306,500	900	0	7	1942	3	6329	N	N	10751 FREMONT AVE N
4	434380	0020	7/19/06	\$389,950	900	330	7	1949	3	8465	N	N	12540 N PARK AVE N
4	637850	0330	8/14/07	\$478,800	910	340	7	1948	4	6271	N	N	11231 FREMONT AVE N
4	637850	0330	2/15/07	\$400,000	910	340	7	1948	4	6271	N	N	11231 FREMONT AVE N
4	614160	0035	3/20/07	\$383,000	910	0	7	1921	3	8000	N	N	12226 FREMONT AVE N
4	229140	1060	2/14/06	\$351,000	920	0	7	1950	4	7440	N	N	10545 LINDEN AVE N
4	614160	0040	4/20/06	\$366,000	920	0	7	1946	3	8000	N	N	12222 FREMONT AVE N
4	614110	0800	10/23/07	\$365,000	930	0	7	1945	4	9816	N	N	12249 FREMONT AVE N
4	614010	0875	5/29/07	\$410,000	940	120	7	1923	4	8097	N	N	618 N 117TH ST
4	614110	0530	1/19/05	\$337,000	950	0	7	1951	5	6549	N	N	12239 EVANSTON AVE N
4	291620	0057	2/12/07	\$440,500	950	950	7	1950	3	7650	N	N	12703 DAYTON AVE N
4	229140	0615	8/19/05	\$278,000	960	0	7	1952	3	5580	N	N	10733 WHITMAN AVE N
4	614010	0173	5/4/06	\$351,650	960	0	7	1949	3	7574	N	N	11501 PHINNEY AVE N
4	229140	0495	3/22/05	\$320,000	970	0	7	1917	4	5320	N	N	922 N 105TH ST
4	637850	0310	6/21/06	\$425,000	970	0	7	1949	4	6263	N	N	11253 FREMONT AVE N
4	614060	0163	3/13/07	\$305,000	970	450	7	1925	3	7200	N	N	11526 FREMONT AVE N
4	614110	0850	12/13/06	\$403,000	970	520	7	1947	4	9842	N	N	12212 EVANSTON AVE N
4	614060	0170	5/30/06	\$420,000	980	980	7	1926	4	7200	N	N	11520 FREMONT AVE N

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**Area 5**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	016400	0271	7/22/06	\$330,000	980	0	7	1946	3	7228	N	N	509 N 138TH ST
4	863060	0060	11/7/05	\$348,700	980	150	7	1939	4	7565	N	N	11009 EVANSTON AVE N
4	637850	0220	12/28/06	\$370,500	990	670	7	1940	3	6904	N	N	11219 EVANSTON AVE N
4	614110	0038	3/14/05	\$316,000	1000	0	7	1947	4	6800	N	N	12219 PHINNEY AVE N
4	178550	0141	5/10/05	\$333,000	1000	0	7	1950	3	6927	N	N	12551 FREMONT AVE N
4	614010	0190	3/31/05	\$300,000	1020	0	7	1941	3	7854	N	N	11521 PHINNEY AVE N
4	229140	1395	4/19/07	\$399,000	1030	610	7	1975	3	3720	N	N	10546 FREMONT AVE N
4	637850	0160	9/5/06	\$394,000	1030	0	7	1937	3	7522	N	N	11238 DAYTON AVE N
4	192604	9277	8/16/05	\$310,000	1030	0	7	1953	5	8050	N	N	619 N 143RD ST
4	637850	0340	6/12/07	\$394,000	1040	0	7	1933	3	6274	N	N	11219 FREMONT AVE N
4	192604	9394	10/23/06	\$297,100	1060	0	7	1984	3	7214	N	N	14134 PHINNEY AVE N
4	614010	0465	2/21/06	\$358,000	1060	0	7	1951	4	7930	N	N	11740 DAYTON AVE N
4	229140	1130	10/25/07	\$329,950	1070	0	7	1969	3	3720	N	N	10511 LINDEN AVE N
4	229140	0373	2/22/06	\$273,500	1072	65	7	2006	3	905	N	N	10520 WHITMAN AVE N
4	229140	0374	11/20/06	\$305,000	1072	65	7	2006	3	1000	N	N	10520 D WHITMAN AVE N
4	229140	0374	2/22/06	\$272,500	1072	65	7	2006	3	1000	N	N	10520 D WHITMAN AVE N
4	229140	0372	1/24/06	\$275,000	1072	65	7	2006	3	1107	N	N	10520 B WHITMAN AVE N
4	229140	0375	7/26/07	\$298,700	1072	65	7	2006	3	1456	N	N	10520 E WHITMAN AVE N
4	229140	0375	2/22/06	\$272,500	1072	65	7	2006	3	1456	N	N	10520 E WHITMAN AVE N
4	614010	0760	2/3/06	\$370,000	1080	0	7	1929	4	5988	N	N	614 N 115TH ST
4	614110	0170	10/2/06	\$450,000	1090	210	7	1947	4	6575	N	N	12046 PHINNEY AVE N
4	637850	0105	3/2/06	\$337,900	1090	420	7	1939	3	6807	N	N	11213 DAYTON AVE N
4	229140	0352	6/11/07	\$324,888	1092	282	7	2007	3	1145	N	N	10508 D WHITMAN AVE N
4	229140	0353	6/7/07	\$328,888	1092	282	7	2007	3	1157	N	N	10508 C WHITMAN AVE N
4	229140	0341	4/17/07	\$329,888	1092	282	7	2007	3	1196	N	N	10500 A WHITMAN AVE N
4	863060	0070	4/10/06	\$385,000	1100	180	7	1939	3	7561	N	N	11021 EVANSTON AVE N
4	614160	0095	3/26/07	\$533,000	1100	80	7	1965	3	8000	N	N	12026 FREMONT AVE N
4	614010	0035	5/23/06	\$329,950	1110	280	7	2001	3	1149	N	N	11720 B GREENWOOD AVE N
4	614010	0034	1/5/05	\$275,000	1110	280	7	2001	3	1541	N	N	11722 B GREENWOOD AVE N
4	614110	0075	5/31/07	\$431,000	1110	220	7	1937	3	6970	N	N	312 N 122ND ST
4	229140	0370	1/10/06	\$299,900	1126	65	7	2006	3	1268	N	N	10520 A WHITMAN AVE N

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	637850	0135	7/19/05	\$289,000	1130	0	7	1937	3	7533	N	N	11214 DAYTON AVE N
4	016400	0298	6/24/05	\$360,000	1130	530	7	1979	3	8075	N	N	720 A N 137TH ST
4	614110	0180	1/24/07	\$460,000	1160	0	7	1942	4	6579	N	N	12036 PHINNEY AVE N
4	614060	0105	8/30/06	\$389,000	1160	350	7	1927	3	7200	N	N	11733 N PARK AVE
4	614060	0105	10/11/05	\$326,500	1160	350	7	1927	3	7200	N	N	11733 N PARK AVE
4	614010	0036	9/8/06	\$355,000	1170	290	7	2001	3	1524	N	N	11718 B GREENWOOD AVE N
4	614160	0029	7/11/06	\$415,000	1170	950	7	1938	4	4000	N	N	12232 FREMONT AVE N
4	016400	0165	11/14/06	\$479,000	1170	590	7	1983	4	7216	N	N	614 A N 138TH ST
4	718980	0010	9/7/06	\$358,000	1180	970	7	1939	4	5094	N	N	609 N 112TH ST
4	017300	0130	8/8/07	\$456,500	1180	440	7	1951	4	9825	N	N	338 N 137TH ST
4	016400	0284	3/17/06	\$350,000	1190	0	7	1979	3	7740	N	N	560 B N 137TH ST
4	614010	0355	8/1/06	\$345,500	1190	0	7	1948	3	7934	N	N	11732 PHINNEY AVE N
4	364510	0340	3/26/05	\$382,000	1200	620	7	1990	3	5139	N	N	10518 DAYTON AVE N
4	614110	0250	9/6/05	\$355,000	1200	260	7	1946	3	6584	N	N	12027 DAYTON AVE N
4	675970	0010	10/17/05	\$305,000	1220	0	7	1959	4	8160	N	N	14320 PHINNEY AVE N
4	016400	0196	1/5/06	\$369,950	1240	0	7	1936	4	10500	N	N	502 N 138TH ST
4	130630	0160	8/24/06	\$370,000	1250	0	7	1983	3	5103	N	N	10729 EVANSTON AVE N
4	614060	0060	4/19/06	\$535,000	1250	520	7	1926	4	7200	N	N	712 N 117TH ST
4	614060	0250	12/21/06	\$395,000	1250	600	7	1963	3	8858	N	N	11536 N PARK AVE
4	614010	0047	10/10/07	\$369,888	1258	336	7	2007	3	1473	N	N	11710 C GREENWOOD AV N
4	614110	0240	7/19/07	\$479,950	1260	540	7	1952	3	6589	N	N	12015 DAYTON AVE N
4	637850	0250	12/12/06	\$450,950	1270	350	7	1929	4	6281	N	N	11206 EVANSTON AVE N
4	701720	0010	9/26/07	\$340,000	1270	0	7	1949	4	7500	N	N	729 N 115TH ST
4	192604	9392	10/4/05	\$388,000	1270	660	7	1991	3	7835	N	N	629 N 143RD ST
4	614010	0910	5/19/05	\$375,000	1270	0	7	1948	4	7934	N	N	11733 FREMONT AVE N
4	434380	0015	12/13/05	\$455,000	1290	1300	7	1949	3	8784	N	N	12546 N PARK AVE N
4	614010	0048	11/9/07	\$374,988	1308	396	7	2007	3	1263	N	N	11710 B GREENWOOD AV N
4	016400	0230	6/14/05	\$307,000	1320	0	7	1960	5	6760	N	N	713 1/2 N 138TH ST
4	891100	0090	12/4/06	\$349,000	1340	0	7	1958	3	7904	N	N	11239 PHINNEY AVE N
4	614010	0630	5/17/07	\$493,500	1350	750	7	1922	3	7983	N	N	11508 DAYTON AVE N
4	130630	0210	7/5/07	\$354,950	1360	0	7	1948	4	6380	N	N	10742 DAYTON AVE N

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
4	863060	0095	7/26/05	\$400,000	1360	390	7	1939	4	7547	N	N	11051 EVANSTON AVE N	
4	614110	0750	12/8/06	\$360,000	1380	0	7	1947	4	6591	N	N	12012 EVANSTON AVE N	
4	891100	0609	11/29/05	\$484,000	1380	880	7	1935	4	9117	N	N	11015 DAYTON AVE N	
4	178550	0123	12/10/07	\$333,900	1410	0	7	1953	3	7650	N	N	12515 EVANSTON AVE N	
4	614110	0485	6/13/05	\$349,000	1420	0	7	1940	3	6628	N	N	522 N 122ND ST	
4	291620	0025	8/29/06	\$409,950	1430	0	7	1947	3	7800	N	N	12719 PHINNEY AVE N	
4	614060	0165	3/30/05	\$370,000	1440	960	7	1967	4	7200	N	N	11522 FREMONT AVE N	
4	614010	0560	6/28/05	\$360,000	1440	0	7	1928	3	7927	N	N	11745 EVANSTON AVE N	
4	016400	0295	8/6/07	\$449,000	1440	0	7	1979	3	7980	N	N	720 B N 137TH ST	
4	614160	0245	1/13/05	\$325,000	1460	1120	7	1963	3	6851	N	N	800 N 122ND ST	
4	675970	0015	5/18/05	\$294,300	1490	0	7	1958	4	8160	N	N	14314 PHINNEY AVE N	
4	614110	0650	10/10/06	\$499,500	1500	0	7	1927	4	6586	N	N	12021 EVANSTON AVE N	
4	614110	0741	6/6/05	\$365,000	1500	50	7	1946	4	6586	N	N	12021 FREMONT AVE N	
4	241960	0065	10/3/06	\$399,950	1510	0	7	1954	5	7992	N	N	520 N 141ST ST	
4	425830	0020	3/15/06	\$356,000	1580	0	7	1991	3	7986	N	N	524 N 143RD ST	
4	016400	0297	1/23/07	\$389,000	1590	0	7	1944	2	7875	N	N	714 N 137TH ST	
4	229140	0665	10/26/05	\$370,000	1620	0	7	1919	4	7440	N	N	10703 WHITMAN AVE N	
4	614010	0670	4/18/07	\$375,000	1660	0	7	1949	3	7967	N	N	11539 EVANSTON AVE N	
4	229140	1205	1/19/07	\$408,000	1670	0	7	1965	4	5580	N	N	10536 N PARK AVE	
4	891100	0640	6/14/07	\$465,000	1670	150	7	1939	4	8032	N	N	11039 DAYTON AVE N	
4	083200	0020	5/18/07	\$425,000	1690	0	7	1940	4	8100	N	N	317 N 134TH ST	
4	229140	1355	8/8/05	\$365,000	1700	0	7	1924	3	9300	N	N	10526 FREMONT AVE N	
4	614110	0106	7/25/07	\$499,000	1710	0	7	1923	4	9300	N	N	12040 GREENWOOD AVE N	
4	614010	0275	8/17/07	\$527,000	1730	1150	7	1926	3	9318	N	N	11502 PHINNEY AVE N	
4	614110	0315	6/13/05	\$400,000	1750	0	7	1992	4	6421	N	N	12232 PHINNEY AVE N	
4	130630	0255	1/12/07	\$425,000	1920	0	7	1967	3	6356	N	N	10716 DAYTON AVE N	
4	614060	0100	5/18/06	\$443,500	2150	120	7	1928	4	7200	N	N	11727 N PARK AVE	
4	614060	0100	6/26/07	\$425,000	2150	120	7	1928	4	7200	N	N	11727 N PARK AVE	
4	637850	0140	7/14/05	\$395,000	2510	0	7	1980	3	7530	N	N	11220 DAYTON AVE N	
4	614110	0720	7/7/05	\$499,950	3270	0	7	2002	3	7022	N	N	12035 FREMONT AVE N	
4	017300	0020	4/4/07	\$343,450	1060	250	8	2007	3	1126	N	N	13806 GREENWOOD AVE N	

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	016400	0247	2/24/05	\$440,000	1060	1060	8	1979	4	10176	N	N	623 N 138TH ST
4	364510	0309	5/26/06	\$450,000	1140	700	8	2003	3	5127	N	N	10534 DAYTON AVE N
4	291870	0110	4/14/06	\$405,000	1180	700	8	1963	3	7200	N	N	14104 PHINNEY AVE N
4	291870	0130	12/4/07	\$440,000	1180	390	8	1963	4	7954	N	N	416 N 141ST CT
4	891100	0075	3/21/06	\$390,000	1240	680	8	1975	4	7924	N	N	11215 PHINNEY AVE N
4	614010	0028	6/8/07	\$397,900	1248	248	8	2006	3	1423	N	N	11726 C GREENWOOD AVE N
4	614010	0028	5/12/06	\$366,000	1248	248	8	2006	3	1423	N	N	11726 C GREENWOOD AVE N
4	614010	0037	5/12/06	\$349,950	1248	248	8	2006	3	1430	N	N	11726 A GREENWOOD AVE N
4	178550	0051	11/17/06	\$411,500	1250	400	8	1940	4	7650	N	N	12539 DAYTON AVE N
4	614010	0027	12/3/07	\$380,000	1264	252	8	2006	3	1564	N	N	11724 GREENWOOD AVE N
4	614010	0027	12/7/06	\$360,000	1264	252	8	2006	3	1564	N	N	11724 GREENWOOD AVE N
4	614010	0027	8/22/06	\$360,000	1264	252	8	2006	3	1564	N	N	11724 GREENWOOD AVE N
4	614010	0030	5/16/06	\$384,950	1264	252	8	2006	3	1568	N	N	11728 GREENWOOD AVE N
4	614010	0030	5/9/06	\$351,000	1264	252	8	2006	3	1568	N	N	11728 GREENWOOD AVE N
4	083200	0072	5/6/05	\$359,000	1265	280	8	2004	3	1389	N	N	306 N 133RD ST
4	083200	0070	4/25/05	\$345,000	1265	280	8	2004	3	1389	N	N	302 N 133RD ST
4	016400	0260	3/22/05	\$385,000	1280	720	8	1962	4	8265	N	N	526 N 137TH ST
4	083200	0076	5/25/05	\$349,000	1300	300	8	2004	3	1887	N	N	300 N 133RD ST
4	614110	0680	6/13/07	\$469,000	1340	210	8	1941	3	8772	N	N	523 N 122ND ST
4	291870	0070	11/7/06	\$421,500	1340	160	8	1963	4	9090	N	N	14101 PHINNEY AVE N
4	614010	0020	10/19/07	\$379,950	1360	240	8	2000	3	1527	N	N	11734 GREENWOOD AVE N
4	083100	0020	11/29/05	\$452,000	1370	1250	8	1962	4	6984	N	N	13503 N PARK AVE N
4	017300	0015	10/2/07	\$329,950	1399	0	8	2007	3	1151	N	N	13810 D GREENWOOD AVE N
4	017300	0018	5/4/07	\$339,950	1399	0	8	2007	3	1185	N	N	13810 A GREENWOOD AVE N
4	017300	0019	1/12/07	\$350,000	1399	0	8	2007	3	1358	N	N	13808 D N 38TH ST
4	017300	0014	4/6/07	\$349,000	1399	0	8	2007	3	1439	N	N	13808 A GREENWOOD AVE N
4	192604	9435	5/19/05	\$449,500	1440	990	8	2005	3	6986	N	N	14338 FREMONT AVE N
4	192604	9377	5/11/05	\$447,000	1440	990	8	2005	3	6986	N	N	14334 FREMONT AVE N
4	017300	0016	7/11/07	\$342,000	1521	0	8	2007	3	889	N	N	13810 C GREENWOOD AVE N
4	614110	0090	5/9/06	\$440,000	1570	0	8	1949	4	9299	N	N	12045 PHINNEY AVE N
4	614060	0010	3/18/05	\$514,000	1710	870	8	1987	3	7628	N	N	11748 FREMONT AVE N

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
4	760870	0041	1/1/05	\$310,000	1820	0	8	1952	3	6537	N	N	906 N 128TH ST	
4	178550	0012	2/28/07	\$542,500	1870	0	8	1937	4	7400	N	N	12545 PHINNEY AVE N	
4	178550	0012	11/27/07	\$525,578	1870	0	8	1937	4	7400	N	N	12545 PHINNEY AVE N	
4	178550	0012	5/8/06	\$415,000	1870	0	8	1937	4	7400	N	N	12545 PHINNEY AVE N	
4	229140	0197	9/24/07	\$357,000	1890	0	8	2005	3	1337	N	N	10708 A WHITMAN AVE N	
4	229140	0197	9/26/05	\$316,500	1890	0	8	2005	3	1337	N	N	10708 A WHITMAN AVE N	
4	229140	0196	9/7/05	\$300,000	1890	0	8	2005	3	1337	N	N	10712 B WHITMAN AVE N	
4	229140	0187	6/26/06	\$349,000	1890	0	8	2006	3	1350	N	N	10706 A WHITMAN AVE N	
4	229140	0186	4/26/06	\$350,000	1890	0	8	2006	3	1380	N	N	10706 B WHITMAN AVE N	
4	083200	0165	7/7/06	\$788,500	1930	480	8	1991	3	6000	N	N	13210 BITTER PL N	
4	614110	0115	3/13/07	\$545,950	1940	0	8	1959	3	9315	N	N	12024 GREENWOOD AVE N	
4	614110	0115	6/29/06	\$495,000	1940	0	8	1959	3	9315	N	N	12024 GREENWOOD AVE N	
4	701720	0047	1/20/05	\$342,500	2010	0	8	1979	3	9918	N	N	11230 FREMONT AVE N	
4	229140	1160	10/16/06	\$487,500	2020	0	8	2006	3	5000	N	N	10510 N PARK AVE	
4	229140	1151	8/24/06	\$489,950	2025	0	8	2006	3	5275	N	N	10510 N PARK AVE	
4	083200	0045	8/13/07	\$682,500	2130	0	8	2001	3	8472	N	N	13307 BITTER PL N	
4	192604	9417	8/12/05	\$422,000	2170	0	8	1996	3	7250	N	N	639 N 143RD ST	
4	016400	0299	2/13/07	\$559,950	2370	0	8	1999	3	8703	N	N	702 N 137TH ST	
4	192604	9331	6/21/07	\$480,000	2400	0	8	1958	4	12474	N	N	351 N 142ND ST	
4	130630	0130	9/14/05	\$561,000	2650	0	8	2005	3	6577	N	N	10702 EVANSTON AVE N	
4	130630	0195	11/8/06	\$685,000	2740	0	8	2006	3	5000	N	N	511 N 110TH ST	
4	614160	0160	4/27/06	\$615,000	2970	0	8	2005	3	8391	N	N	12026 N PARK AVE N	
4	718980	0095	6/9/06	\$690,000	3010	0	8	2006	3	5040	N	N	11003 FREMONT AVE N	
4	017300	0061	8/18/05	\$650,000	3160	0	8	1963	3	9315	N	N	307 N 138TH ST	
4	016400	0411	10/26/06	\$820,000	3920	0	8	2005	3	7160	N	N	519 N 137TH ST	
4	017300	0049	6/8/06	\$705,000	2590	0	9	2006	3	7229	N	N	13801 DAYTON AVE N	
4	017300	0047	9/1/06	\$696,500	2620	0	9	2006	3	7632	N	N	13809 DAYTON AVE N	
4	083200	0155	8/23/06	\$994,000	2620	500	9	1991	3	9000	N	N	13222 BITTER PL N	
4	016400	0261	8/3/07	\$759,000	2780	0	9	2006	3	7875	N	N	543 N 138TH ST	
4	178550	0013	10/3/07	\$660,000	2790	0	9	2006	3	9400	N	N	12539 PHINNEY AVE N	
4	891100	0180	11/6/07	\$775,000	2980	0	9	2006	3	7987	N	N	11011 PHINNEY AVE N	

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	152930	0161	2/9/07	\$229,000	340	0	5	1926	5	2000	N	N	9534 PHINNEY AVE N
5	312604	9452	3/28/06	\$163,000	420	0	5	1945	3	1480	N	N	9110 FREMONT AVE N
5	614560	1225	2/5/07	\$236,000	620	0	5	1916	4	3844	N	N	344 N 102ND ST
5	614560	2095	11/6/06	\$217,500	620	0	5	1920	3	3844	N	N	10110 DAYTON AVE N
5	614560	1030	8/14/06	\$345,000	750	0	5	1923	4	3844	N	N	335 N 104TH ST
5	614560	1900	11/28/05	\$255,000	840	0	5	1989	3	3844	N	N	743 N 102ND ST
5	026300	0310	1/31/07	\$333,000	860	0	5	1919	5	8100	N	N	715 N 96TH ST
5	614560	1435	5/20/05	\$248,500	920	0	5	1920	3	3844	N	N	739 N 103RD ST
5	026300	0190	11/14/06	\$365,000	1020	0	5	1924	5	8131	N	N	705 N 97TH ST
5	614560	0845	7/26/05	\$296,000	1120	0	5	1918	5	3844	N	N	706 N 103RD ST
5	614560	1010	7/24/06	\$270,000	580	0	6	1922	4	5287	N	N	319 N 104TH ST
5	926670	0590	7/31/07	\$306,000	630	0	6	1915	4	5100	N	N	729 N 89TH ST
5	078900	0290	6/23/06	\$265,000	660	0	6	1929	3	6051	N	N	9018 EVANSTON AVE N
5	614560	2345	11/12/07	\$335,000	670	0	6	1910	4	3844	N	N	416 N 100TH ST
5	614560	1495	2/16/05	\$265,000	670	0	6	1921	4	3844	N	N	740 N 102ND ST
5	152930	0316	8/22/06	\$338,500	670	0	6	1926	4	4505	N	N	9504 DAYTON AVE N
5	312604	9269	11/9/05	\$299,500	670	0	6	1942	3	6134	N	N	739 N 92ND ST
5	604640	1085	7/11/05	\$253,000	700	0	6	1921	4	2550	N	N	8515 LINDEN AVE N
5	614560	2450	3/7/06	\$347,500	700	0	6	1910	5	3844	N	N	518 N 100TH ST
5	614560	2450	6/22/05	\$234,260	700	0	6	1910	5	3844	N	N	518 N 100TH ST
5	078900	0300	6/20/06	\$280,000	700	0	6	1916	4	4866	N	N	9008 EVANSTON AVE N
5	030600	0465	4/18/07	\$326,000	700	0	6	1943	3	5339	N	N	710 N 97TH ST
5	312604	9141	8/15/06	\$357,000	700	0	6	1937	3	5610	N	N	714 N 90TH ST
5	312604	9262	5/16/05	\$285,000	700	0	6	1947	3	5904	N	N	9525 FREMONT AVE N
5	614560	1330	5/12/05	\$280,000	720	0	6	1918	4	2547	N	N	543 N 103RD ST
5	152930	0190	7/26/05	\$352,500	740	100	6	1920	4	6379	N	N	9500 PHINNEY AVE N
5	312604	9368	5/26/06	\$310,000	750	0	6	1910	4	3993	N	N	737 N 91ST ST
5	643150	0293	6/22/07	\$400,000	750	140	6	1906	4	4120	N	N	506 N 86TH ST
5	291720	0450	10/25/06	\$315,000	760	0	6	1946	3	7067	N	N	9709 EVANSTON AVE N
5	614560	1025	2/9/05	\$287,000	770	0	6	2005	3	3844	N	N	333 N 104TH ST
5	030600	0439	5/17/05	\$319,500	770	0	6	1943	3	5212	N	N	730 N 97TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	312604	9280	8/6/07	\$317,000	770	0	6	1949	3	7150	N	N	9808 LINDEN AVE N
5	614560	0370	7/20/06	\$325,950	810	0	6	1918	5	3844	N	N	718 N 104TH ST
5	614560	1320	6/16/05	\$255,000	820	0	6	1941	4	2279	N	N	10225 EVANSTON AVE N
5	614560	1530	10/9/07	\$325,000	820	0	6	1928	4	3844	N	N	710 N 102ND ST
5	614560	1670	4/4/06	\$333,000	820	200	6	1928	4	3844	N	N	922 N 102ND ST
5	926670	0365	1/21/05	\$285,000	830	0	6	1942	4	5100	N	N	736 N 89TH ST
5	312604	9267	6/27/07	\$365,000	830	0	6	1947	4	6120	N	N	756 N 91ST ST
5	614560	0410	5/25/06	\$289,000	840	0	6	1919	4	3844	N	N	919 N 105TH ST
5	614560	2435	5/2/06	\$380,000	840	0	6	1924	4	4342	N	N	527 N 101ST ST
5	614560	1735	1/12/06	\$282,800	840	0	6	1925	4	6726	N	N	937 N 102ND ST
5	926670	0305	5/18/07	\$441,125	870	130	6	1917	4	5100	N	N	743 N 90TH ST
5	926670	0305	10/24/06	\$420,000	870	130	6	1917	4	5100	N	N	743 N 90TH ST
5	554080	0080	6/6/07	\$368,000	880	0	6	1920	5	5100	N	N	924 N 90TH ST
5	643150	0123	10/5/07	\$380,000	880	0	6	1911	4	8841	N	N	8718 DAYTON AVE N
5	614560	0545	3/8/06	\$295,000	900	0	6	1941	3	3936	N	N	905 N 104TH ST
5	614560	0690	9/14/05	\$313,000	910	190	6	1922	4	3844	N	N	900 N 103RD ST
5	614560	2160	5/26/06	\$297,950	920	0	6	1910	5	3844	N	N	341 N 102ND ST
5	614560	2160	3/22/05	\$269,900	920	0	6	1910	5	3844	N	N	341 N 102ND ST
5	614560	1015	4/11/07	\$349,000	930	0	6	1906	4	6248	N	N	327 N 104TH ST
5	312604	9261	7/21/06	\$363,500	940	0	6	1947	3	5904	N	N	9609 FREMONT AVE N
5	614560	2425	9/7/06	\$351,000	950	0	6	1910	4	3844	N	N	523 N 101ST ST
5	614560	1305	4/25/06	\$362,000	960	0	6	1920	4	3844	N	N	527 N 103RD ST
5	926670	0464	3/22/05	\$364,000	960	0	6	1928	4	4500	N	N	701 N 90TH ST
5	152930	0335	4/14/05	\$324,000	960	0	6	1959	4	6952	N	N	9517 EVANSTON AVE N
5	926670	0100	7/18/06	\$362,450	980	0	6	1947	4	5100	N	N	931 N 90TH ST
5	614560	0080	5/9/07	\$363,750	1000	220	6	1920	4	3844	N	N	336 N 104TH ST
5	614560	1289	9/13/06	\$380,000	1020	0	6	1916	4	4133	N	N	515 N 103RD ST
5	614560	0900	12/19/06	\$365,000	1030	0	6	1916	4	3844	N	N	539 N 104TH ST
5	026300	0225	9/26/06	\$335,000	1030	0	6	1919	4	6000	N	N	902 N 96TH ST
5	026300	0291	10/24/06	\$399,999	1040	500	6	1919	4	9450	N	N	741 N 96TH ST
5	153230	0155	10/6/05	\$314,000	1080	0	6	1924	4	6095	N	N	921 N 93RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	614560	2050	6/23/06	\$380,000	1090	0	6	1926	4	4901	N	N	526 N 101ST ST
5	614560	2050	1/11/06	\$270,000	1090	0	6	1926	4	4901	N	N	526 N 101ST ST
5	078900	0015	5/21/07	\$450,000	1090	0	6	1916	4	8245	N	N	9244 DAYTON AVE N
5	643150	0290	7/18/06	\$350,000	1110	0	6	1921	5	4223	N	N	500 N 86TH ST
5	643150	0290	9/27/05	\$334,650	1110	0	6	1921	5	4223	N	N	500 N 86TH ST
5	604640	0655	7/27/05	\$372,000	1170	0	6	1916	4	5100	N	N	921 N 87TH ST
5	946520	0305	2/21/07	\$400,000	1170	240	6	1940	3	6288	N	N	9000 PHINNEY AVE N
5	614560	1645	12/19/07	\$359,000	1190	0	6	1925	4	3844	N	N	942 N 102ND ST
5	614560	1715	9/6/06	\$296,000	1200	0	6	1974	2	3844	N	N	915 N 102ND ST
5	312604	9265	9/20/06	\$377,500	1210	0	6	1949	4	7744	N	N	9802 LINDEN AVE N
5	604640	0345	2/23/05	\$290,000	1220	0	6	1911	5	5100	N	N	712 N 86TH ST
5	614560	0665	8/23/05	\$499,000	1250	140	6	1908	4	5766	N	N	918 N 103RD ST
5	926670	1085	5/24/05	\$295,000	1370	0	6	1944	5	5125	N	N	929 N 88TH ST
5	614560	0960	10/26/06	\$250,000	1470	0	6	1912	4	3844	N	N	508 N 103RD ST
5	554130	0120	3/5/07	\$400,500	1480	200	6	1920	4	5101	N	N	936 N 91ST ST
5	614560	1335	12/6/05	\$450,000	1700	0	6	1927	5	5670	N	N	536 N 102ND ST
5	312604	9257	8/9/05	\$240,000	700	0	7	1946	3	5760	N	N	9625 FREMONT AVE N
5	030600	0070	2/2/07	\$400,000	720	720	7	1928	4	4000	N	N	727 N 100TH ST
5	030600	0490	6/9/06	\$376,000	740	0	7	1928	4	6356	N	N	9724 LINDEN AVE N
5	614560	2035	10/30/07	\$380,000	750	750	7	1938	4	3844	N	N	525 N 102ND ST
5	614560	1730	12/29/06	\$360,000	760	460	7	1941	4	3844	N	N	927 N 102ND ST
5	030600	0390	11/15/07	\$407,950	770	740	7	1999	3	6356	N	N	9707 LINDEN AVE N
5	030600	0540	5/23/05	\$235,000	770	0	7	1942	3	6756	N	N	923 N 98TH ST
5	604640	1305	7/10/07	\$399,000	780	530	7	1986	3	2550	N	N	701 N 86TH ST
5	604640	1300	8/18/06	\$398,000	780	530	7	1986	3	2550	N	N	703 N 86TH ST
5	614560	2535	10/12/05	\$300,000	790	0	7	1942	4	3844	N	N	749 N 101ST ST
5	434061	0080	9/12/07	\$300,000	800	0	7	1999	3	1200	N	N	9404 B LINDEN AVE N
5	434061	0120	12/7/07	\$286,000	800	0	7	1999	3	1200	N	N	9406 D LINDEN AVE N
5	946520	0390	7/23/07	\$432,000	800	0	7	1930	4	6281	N	N	9236 PHINNEY AVE N
5	030600	0725	4/23/07	\$400,000	800	0	7	1928	4	6356	N	N	9702 LINDEN AVE N
5	030600	0725	2/9/05	\$332,000	800	0	7	1928	4	6356	N	N	9702 LINDEN AVE N

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	926670	0435	10/8/07	\$460,000	810	0	7	1916	4	5100	N	N	716 N 89TH ST
5	604640	1105	2/1/06	\$272,000	820	630	7	1984	3	2550	N	N	751 N 86TH ST
5	291720	0165	1/10/07	\$399,000	820	410	7	1930	5	5166	N	N	9756 PHINNEY AVE N
5	026300	0160	7/24/06	\$399,950	820	0	7	1916	4	6300	N	N	9610 LINDEN AVE N
5	291720	0720	5/2/06	\$315,000	850	0	7	1953	3	3080	N	N	9705 FREMONT AVE N
5	926670	0855	5/17/06	\$357,333	850	160	7	1941	4	5100	N	N	921 N 89TH ST
5	643150	0344	7/29/05	\$416,985	850	850	7	1927	5	5894	N	N	8547 DAYTON AVE N
5	614560	0433	2/2/06	\$237,000	860	100	7	2000	3	881	N	N	933 B N 105TH ST
5	614560	0433	1/18/06	\$187,000	860	100	7	2000	3	881	N	N	933 B N 105TH ST
5	614560	0434	8/8/05	\$255,000	860	100	7	2000	3	881	N	N	933 C N 105TH ST
5	614560	0440	10/24/06	\$289,000	860	100	7	2000	3	2108	N	N	939 D N 105TH ST
5	614560	2195	4/16/07	\$329,922	860	0	7	1970	3	3844	N	N	352 N 101ST ST
5	643150	0111	11/14/07	\$395,000	860	0	7	1929	4	5412	N	N	518 N 87TH ST
5	614560	0435	10/3/07	\$288,950	860	100	7	2000	3	5643	N	N	933 D N 105TH ST
5	614560	2550	6/28/06	\$367,000	870	0	7	1927	4	3844	N	N	760 N 100TH ST
5	614560	0235	6/21/05	\$310,000	870	0	7	1953	3	3844	N	N	506 N 104TH ST
5	614560	0235	1/19/05	\$241,000	870	0	7	1953	3	3844	N	N	506 N 104TH ST
5	926670	0175	11/17/06	\$369,000	880	0	7	1941	4	5100	N	N	917 N 90TH ST
5	926670	0175	9/20/05	\$320,000	880	0	7	1941	4	5100	N	N	917 N 90TH ST
5	926670	0175	3/8/05	\$300,000	880	0	7	1941	4	5100	N	N	917 N 90TH ST
5	153230	0055	3/21/05	\$320,000	890	250	7	1921	4	4805	N	N	922 N 93RD ST
5	604640	0115	3/23/06	\$460,000	890	0	7	1932	5	5100	N	N	910 N 87TH ST
5	614560	1405	6/21/06	\$341,750	900	0	7	1950	3	3844	N	N	715 N 103RD ST
5	312604	9190	11/17/06	\$380,000	910	1070	7	1943	4	2828	N	N	705 N 92ND ST
5	291720	0230	10/15/07	\$380,000	910	0	7	1949	3	6374	N	N	9708 PHINNEY AVE N
5	152930	0200	12/4/07	\$395,000	910	0	7	1941	3	6378	N	N	9507 DAYTON AVE N
5	312604	9444	7/5/05	\$270,000	920	210	7	2005	3	1199	N	N	755 N 94TH ST
5	312604	9445	7/8/05	\$270,000	920	210	7	2005	3	1199	N	N	757 N 94TH ST
5	312604	9446	6/23/05	\$279,950	920	210	7	2005	3	1449	N	N	9315 LINDEN AVE N
5	312604	9447	6/17/05	\$279,950	920	210	7	2005	3	1460	N	N	9313 LINDEN AVE N
5	153230	0035	3/18/05	\$274,000	930	270	7	1912	4	4805	N	N	916 N 93RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	614560	2226	10/25/06	\$399,000	940	860	7	1978	3	3844	N	N	328 N 101ST ST
5	614560	0770	5/25/07	\$354,900	940	0	7	1922	5	4114	N	N	10317 LINDEN AVE N
5	291720	0565	11/28/05	\$369,950	950	420	7	1942	3	6166	N	N	9736 EVANSTON AVE N
5	614560	1725	4/29/05	\$222,500	960	0	7	1972	3	3844	N	N	923 N 102ND ST
5	554130	0045	10/11/05	\$357,500	960	600	7	1926	4	5060	N	N	920 N 92ND ST
5	152930	0115	5/3/06	\$421,000	970	200	7	1941	4	6000	N	N	9551 PHINNEY AVE N
5	643150	0102	10/27/06	\$455,100	980	500	7	1924	5	4817	N	N	8747 DAYTON AVE N
5	643150	0102	7/12/05	\$402,000	980	500	7	1924	5	4817	N	N	8747 DAYTON AVE N
5	614560	2475	9/11/06	\$380,000	980	260	7	1947	4	6491	N	N	705 N 101ST ST
5	614560	1154	10/17/05	\$380,000	1000	330	7	1966	3	3844	N	N	317 N 103RD ST
5	604640	0315	8/14/06	\$455,000	1000	790	7	1906	5	5100	N	N	710 N 86TH ST
5	926670	1115	9/11/07	\$320,000	1000	0	7	1968	3	5125	N	N	911 N 88TH ST
5	674970	0061	11/30/07	\$339,950	1008	215	7	2007	3	985	N	N	759 A N 95TH ST
5	674970	0063	8/24/07	\$359,000	1008	215	7	2007	3	989	N	N	9421 A LINDEN AVE N
5	674970	0060	8/31/07	\$359,950	1008	215	7	2007	3	1235	N	N	759 B N 95TH ST
5	614560	1150	8/4/05	\$365,000	1010	450	7	1975	3	3380	N	N	313 N 103RD ST
5	312604	9149	10/10/06	\$352,500	1010	0	7	1936	3	5610	N	N	720 N 90TH ST
5	291720	0355	12/8/05	\$363,500	1010	790	7	1941	3	7148	N	N	9740 DAYTON AVE N
5	153230	0015	11/28/07	\$416,950	1020	1020	7	1960	4	4805	N	N	906 N 93RD ST
5	946520	0395	6/29/06	\$348,000	1020	660	7	1946	3	6281	N	N	9230 PHINNEY AVE N
5	026300	0205	2/2/07	\$423,000	1020	0	7	1925	4	8100	N	N	716 N 96TH ST
5	026300	0175	11/16/06	\$373,750	1020	140	7	1924	4	8808	N	N	739 N 97TH ST
5	674970	0067	9/25/07	\$359,950	1022	265	7	2007	3	1223	N	N	755 B N 95TH ST
5	674970	0066	10/24/07	\$349,950	1022	265	7	2007	3	1223	N	N	757 A N 95TH ST
5	674970	0068	8/15/07	\$359,950	1022	265	7	2007	3	1537	N	N	755 A N 95TH ST
5	614560	0320	3/2/07	\$305,000	1030	0	7	1955	3	4132	N	N	756 N 104TH ST
5	674970	0045	8/24/06	\$325,000	1040	80	7	1999	3	966	N	N	731 N 95TH ST
5	674970	0045	3/1/05	\$255,490	1040	80	7	1999	3	966	N	N	731 N 95TH ST
5	614560	0825	8/23/05	\$322,000	1040	0	7	1918	4	3844	N	N	722 N 103RD ST
5	554130	0095	3/8/06	\$367,500	1040	150	7	1935	3	5712	N	N	915 N 92ND ST
5	554130	0095	11/22/05	\$270,000	1040	150	7	1935	3	5712	N	N	915 N 92ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
5	384610	0040	9/28/07	\$350,000	1040	0	7	1981	3	6079	N	N	918 N 98TH ST	
5	384610	0040	8/12/05	\$281,000	1040	0	7	1981	3	6079	N	N	918 N 98TH ST	
5	643150	0103	5/15/06	\$390,000	1040	500	7	1925	5	6150	N	N	435 N 90TH ST	
5	312604	9410	2/12/07	\$340,000	1050	60	7	1997	3	1170	N	N	708 B N 94TH ST	
5	312604	9430	9/23/05	\$295,000	1050	0	7	2003	3	1461	N	N	9307 E LINDEN AVE N	
5	604640	0720	12/6/07	\$354,000	1050	0	7	1947	3	5100	N	N	938 N 86TH ST	
5	643150	0342	12/15/05	\$375,000	1060	820	7	1927	4	5894	N	N	8543 DAYTON AVE N	
5	312604	9428	1/26/05	\$275,950	1070	0	7	2003	3	1455	N	N	9307 C LINDEN AVE N	
5	614560	1200	10/19/06	\$449,950	1070	0	7	1918	5	3844	N	N	353 N 103RD ST	
5	434061	0030	5/24/07	\$335,250	1080	0	7	1999	3	1200	N	N	9410 A LINDEN AVE N	
5	643150	0065	5/23/06	\$345,000	1080	130	7	2000	3	1311	N	N	8712 B PHINNEY AVE N	
5	643150	0062	8/15/06	\$364,700	1080	130	7	2000	3	1380	N	N	8710 A PHINNEY AVE N	
5	312604	9422	9/28/07	\$350,000	1080	290	7	1999	3	1387	N	N	9424 LINDEN AVE N	
5	312604	9271	11/16/05	\$350,000	1080	0	7	1952	3	6732	N	N	714 N 91ST ST	
5	078900	0220	1/29/07	\$295,000	1080	0	7	1954	3	8074	N	N	9027 EVANSTON AVE N	
5	614560	0921	9/26/05	\$299,000	1090	260	7	2003	3	1449	N	N	10301 EVANSTON AVE N	
5	674970	0046	11/17/05	\$305,000	1090	80	7	1999	3	1467	N	N	731 C N 95TH ST	
5	078900	0255	8/29/06	\$425,000	1090	0	7	1930	4	5402	N	N	9044 EVANSTON AVE N	
5	614560	2870	8/23/06	\$389,000	1100	0	7	1938	4	3953	N	N	600 N 100TH ST	
5	291720	0495	6/25/07	\$445,000	1100	0	7	1946	4	7145	N	N	9743 EVANSTON AVE N	
5	614560	0922	10/19/07	\$329,950	1110	220	7	2003	3	1192	N	N	10307 EVANSTON AVE N	
5	614560	0923	10/31/05	\$295,000	1110	220	7	2003	3	1440	N	N	10305 EVANSTON AVE N	
5	078900	0165	7/7/05	\$310,000	1110	0	7	1918	4	8097	N	N	9034 DAYTON AVE N	
5	614560	1313	1/1/07	\$369,950	1130	250	7	2000	3	1225	N	N	533 B N 103RD ST	
5	614560	1312	3/1/06	\$310,600	1130	250	7	2000	3	1225	N	N	533 A N 103RD ST	
5	614560	1316	8/18/06	\$310,000	1130	250	7	2000	3	1709	N	N	535 E N 103RD ST	
5	604640	0670	4/23/07	\$395,000	1130	0	7	1985	3	2550	N	N	924 N 86TH ST	
5	614560	1518	7/25/07	\$379,356	1130	0	7	1949	3	5766	N	N	714 N 102ND ST	
5	078900	0470	5/25/05	\$332,000	1130	530	7	1931	4	7129	N	N	9216 EVANSTON AVE N	
5	614560	0195	7/7/05	\$445,000	1140	1010	7	1978	3	3844	N	N	538 N 104TH ST	
5	614560	0965	6/22/06	\$371,000	1140	550	7	1984	3	3844	N	N	500 N 103RD ST	

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**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	030600	0695	8/2/05	\$293,000	1140	0	7	1942	3	6756	N	N	922 N 97TH ST
5	078900	0205	8/29/05	\$490,000	1140	870	7	1977	3	8035	N	N	9009 EVANSTON AVE N
5	614560	2555	5/18/07	\$400,000	1150	480	7	1983	3	3844	N	N	762 N 100TH ST
5	643150	0343	5/25/06	\$450,000	1150	150	7	1928	4	5894	N	N	8551 DAYTON AVE N
5	312604	9407	6/28/07	\$379,950	1160	0	7	1996	3	1568	N	N	9208 FREMONT AVE N
5	614560	0808	8/23/06	\$350,000	1160	0	7	1918	5	6726	N	N	726 N 103RD ST
5	614560	0855	9/12/06	\$406,450	1170	750	7	1967	3	3844	N	N	501 N 104TH ST
5	614560	0855	7/12/05	\$322,600	1170	750	7	1967	3	3844	N	N	501 N 104TH ST
5	614560	0295	8/9/06	\$456,000	1180	860	7	1985	3	3844	N	N	747 N 105TH ST
5	312604	9419	9/8/05	\$347,500	1190	380	7	1999	3	1342	N	N	9418 LINDEN AVE N
5	312604	9417	7/13/06	\$352,500	1190	380	7	1999	3	1673	N	N	9422 LINDEN AVE N
5	312604	9420	7/11/06	\$377,500	1190	380	7	1999	3	1698	N	N	9416 LINDEN AVE N
5	312604	9420	6/14/05	\$345,000	1190	380	7	1999	3	1698	N	N	9416 LINDEN AVE N
5	926670	0256	11/22/05	\$408,000	1190	0	7	1912	5	5200	N	N	8911 LINDEN AVE N
5	026300	0285	7/3/07	\$424,500	1200	0	7	1962	3	4200	N	N	9515 LINDEN AVE N
5	030600	0325	5/11/06	\$446,000	1210	0	7	1939	3	7119	N	N	735 N 98TH ST
5	312604	9312	10/1/05	\$400,000	1220	0	7	1951	4	5023	N	N	704 N 92ND ST
5	614560	2205	4/26/05	\$310,000	1230	0	7	1982	3	3844	N	N	346 N 101ST ST
5	614560	2175	6/21/06	\$389,950	1240	0	7	1924	5	3844	N	N	349 N 102ND ST
5	291720	0240	6/29/05	\$355,000	1240	0	7	1940	3	5101	N	N	9701 DAYTON AVE N
5	152930	0160	12/13/06	\$340,000	1260	0	7	1947	4	4377	N	N	9532 PHINNEY AVE N
5	614560	2030	7/13/06	\$407,500	1280	480	7	1984	4	3844	N	N	521 N 102ND ST
5	030600	0530	12/23/05	\$300,000	1280	0	7	1942	4	6756	N	N	919 N 98TH ST
5	604640	0525	7/3/07	\$527,500	1290	0	7	1952	3	5100	N	N	754 N 86TH ST
5	643150	0232	7/21/06	\$495,000	1290	450	7	1911	5	6086	N	N	8536 EVANSTON AVE N
5	152930	0080	8/22/05	\$393,000	1300	200	7	1930	4	9004	N	N	9517 PHINNEY AVE N
5	604640	0755	5/17/05	\$369,000	1320	700	7	1911	5	5100	N	N	950 N 86TH ST
5	614560	2025	6/22/05	\$413,000	1330	240	7	1914	4	3844	N	N	519 N 102ND ST
5	312604	9415	6/15/05	\$318,000	1350	0	7	1999	3	2325	N	N	9230 B FREMONT AVE N
5	614560	1361	2/9/06	\$463,000	1350	810	7	2002	3	3844	N	N	514 N 102ND ST
5	614560	1505	11/6/06	\$399,950	1360	0	7	1993	3	3758	N	N	734 N 102ND ST

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**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	614560	2640	5/13/05	\$336,500	1360	1360	7	1968	3	3844	N	N	919 N 101ST ST
5	312604	9424	12/17/07	\$348,750	1420	0	7	2000	3	1800	N	N	9505 FREMONT AVE N
5	643150	0072	10/11/05	\$500,000	1420	120	7	1916	4	8086	N	N	8717 DAYTON AVE N
5	614560	2593	4/25/05	\$357,000	1460	0	7	1993	3	3762	N	N	718 N 100TH ST
5	614560	2395	6/12/07	\$600,000	1470	0	7	1912	4	7689	N	N	505 N 101ST ST
5	674970	0091	12/11/07	\$355,000	1480	300	7	1991	3	2071	N	N	736 N 94TH ST
5	078900	0520	5/16/07	\$385,000	1480	0	7	1995	3	2211	N	N	9221 FREMONT AVE N
5	291720	0175	6/28/06	\$499,950	1500	600	7	1946	4	7645	N	N	9748 PHINNEY AVE N
5	614560	0120	7/1/05	\$268,000	1520	0	7	1911	4	3844	N	N	507 N 105TH ST
5	643150	0132	10/24/07	\$474,750	1550	0	7	1948	3	8226	N	N	8729 EVANSTON AVE N
5	604640	1160	4/20/05	\$395,000	1560	680	7	1954	4	5100	N	N	746 N 85TH ST
5	604640	0085	7/19/06	\$449,000	1600	0	7	1929	5	5100	N	N	924 N 87TH ST
5	604640	1285	8/11/05	\$350,000	1620	940	7	1955	3	5100	N	N	718 N 85TH ST
5	604640	1285	9/14/05	\$440,000	1620	940	7	1955	3	5100	N	N	718 N 85TH ST
5	152930	0290	12/8/05	\$406,500	1630	0	7	1922	5	6973	N	N	9528 DAYTON AVE N
5	643150	0099	3/18/05	\$425,000	1640	0	7	1906	5	6714	N	N	8749 DAYTON AVE N
5	078900	0415	2/23/06	\$369,000	1650	950	7	1920	3	5701	N	N	9258 EVANSTON AVE N
5	554130	0130	9/21/06	\$469,950	1660	0	7	1920	5	5127	N	N	922 N 91ST ST
5	153230	0005	10/9/06	\$465,500	1760	0	7	2003	3	4771	N	N	902 N 93RD ST
5	554130	0125	12/7/06	\$395,000	1770	290	7	1922	4	5114	N	N	924 N 91ST ST
5	030600	0345	8/7/07	\$527,950	1770	0	7	1937	4	7627	N	N	749 N 98TH ST
5	926670	1205	4/21/05	\$385,000	1800	0	7	1938	4	5125	N	N	729 N 88TH ST
5	614560	1070	5/25/06	\$387,500	1960	0	7	1910	4	3844	N	N	346 N 103RD ST
5	078900	0335	4/25/06	\$475,000	2070	0	7	1974	4	3219	N	N	9001 FREMONT AVE N
5	614560	0420	9/1/05	\$450,000	2080	0	7	1991	3	3844	N	N	927 N 105TH ST
5	614560	0415	5/9/05	\$374,190	2160	0	7	2000	3	3844	N	N	921 N 105TH ST
5	614560	0405	7/1/05	\$370,000	2170	0	7	2000	3	3844	N	N	915 N 105TH ST
5	614560	0115	3/21/05	\$387,000	2240	0	7	1976	3	3844	N	N	503 N 105TH ST
5	312604	9409	11/27/06	\$459,000	2340	0	7	1997	3	2571	N	N	708 N 92ND ST
5	312604	9154	7/27/06	\$500,000	2400	0	7	1991	3	3192	N	N	735 B N 94TH ST
5	614560	0885	12/28/06	\$495,000	2400	0	7	1977	3	3844	N	N	529 N 104TH ST

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**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	312604	9227	10/19/06	\$625,000	3190	0	7	1969	3	7965	N	N	717 N 94TH ST
5	614560	1599	3/20/07	\$278,500	806	176	8	2006	3	846	N	N	949 N 103RD ST
5	614560	1598	3/8/07	\$275,000	818	182	8	2006	3	1073	N	N	947 N 103RD ST
5	614560	1600	6/16/06	\$324,000	818	182	8	2006	3	1092	N	N	951 N 103RD ST
5	312604	9457	5/2/07	\$344,500	848	84	8	2006	3	1070	N	N	741 A N 94TH ST
5	674970	0024	1/26/05	\$257,000	960	90	8	1997	3	1050	N	N	717 B N 95TH ST
5	674970	0117	5/23/07	\$346,000	980	210	8	1998	3	1022	N	N	718 N 94TH ST
5	674970	0117	7/12/06	\$326,000	980	210	8	1998	3	1022	N	N	718 N 94TH ST
5	312604	9456	4/2/07	\$354,950	982	204	8	2006	3	967	N	N	741 B N 94TH ST
5	674970	0119	3/21/07	\$337,950	1000	210	8	1998	3	1020	N	N	718 N 94TH ST
5	312604	9251	3/30/07	\$369,950	1032	189	8	2006	3	1565	N	N	743 A N 94TH ST
5	026300	0356	3/14/05	\$299,000	1040	260	8	2005	3	1075	N	N	908 B N 95TH ST
5	026300	0360	5/3/05	\$299,500	1040	330	8	2005	3	1168	N	N	908 E N 95TH ST
5	026300	0358	4/27/05	\$299,500	1040	260	8	2005	3	1402	N	N	908 A N 95TH ST
5	026300	0362	3/30/05	\$315,000	1040	330	8	2005	3	1518	N	N	908 D N 95TH ST
5	026300	0359	2/16/05	\$318,000	1040	330	8	2005	3	1524	N	N	908 E N 95TH ST
5	674970	0109	9/29/05	\$335,000	1050	210	8	1998	3	1135	N	N	718 C N 94TH ST
5	926670	0895	9/15/05	\$350,000	1050	0	8	2005	3	5100	N	N	933 N 89TH ST
5	614560	0031	12/1/06	\$305,000	1058	438	8	2006	3	730	N	N	337 B N 105TH ST
5	614560	0030	11/27/06	\$329,000	1058	438	8	2006	3	1422	N	N	337 A N 105TH ST
5	614560	0032	11/8/06	\$319,000	1058	438	8	2006	3	1693	N	N	337 C N 105TH ST
5	026300	0334	10/17/05	\$325,000	1071	285	8	1998	3	1560	N	N	726 N 95TH ST
5	026300	0357	3/23/05	\$275,000	1080	160	8	2005	4	1418	N	N	908 C N 95TH ST
5	026300	0176	2/16/06	\$420,000	1170	550	8	1962	3	7453	N	N	745 N 97TH ST
5	291720	0066	8/30/06	\$400,000	1200	800	8	1954	3	4855	N	N	9745 PHINNEY AVE N
5	078900	0333	2/16/07	\$338,000	1230	0	8	2006	3	905	N	N	9005 A FREMONT AVE N
5	078900	0334	1/10/07	\$342,950	1240	0	8	2006	3	1681	N	N	9005 B FREMONT AVE N
5	674970	0102	2/10/05	\$274,000	1340	230	8	1994	3	1090	N	N	726 A N 94TH ST
5	674970	0101	10/31/05	\$316,000	1340	230	8	1994	3	2133	N	N	728 N 94TH ST
5	312604	9449	8/22/05	\$339,000	1380	0	8	2005	3	1488	N	N	732 A N 92ND ST
5	312604	9451	8/29/05	\$340,000	1380	0	8	2005	3	1656	N	N	734 A N 92ND ST

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**Area 5**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	312604	9294	5/9/07	\$386,950	1380	0	8	2005	3	1782	N	N	732 B N 92ND ST
5	312604	9294	2/14/06	\$350,000	1380	0	8	2005	3	1782	N	N	732 B N 92ND ST
5	312604	9450	8/22/05	\$339,000	1380	0	8	2005	3	1950	N	N	734 B N 92ND ST
5	604640	0155	8/30/06	\$370,000	1460	0	8	1959	3	5102	N	N	750 N 87TH ST
5	926670	0345	4/3/06	\$405,000	1500	0	8	1998	3	2550	N	N	733 N 90TH ST
5	614560	1880	4/26/05	\$459,000	1570	650	8	2005	3	3920	N	N	725 N 102ND ST
5	291720	0139	4/17/06	\$410,000	1570	560	8	1966	3	5870	N	N	9717 PHINNEY AVE N
5	312604	9448	12/27/05	\$451,000	1600	440	8	2005	3	4259	N	N	701 N 92ND ST
5	312604	9296	6/25/07	\$420,000	1650	0	8	2006	3	1545	N	N	9218 FREMONT AVE N
5	312604	9461	6/25/07	\$434,950	1670	0	8	2006	3	1556	N	N	9220 FREMONT AVE N
5	312604	9462	6/8/07	\$438,000	1710	0	8	2006	3	1594	N	N	9216 B FREMONT AVE N
5	312604	9463	5/29/07	\$434,950	1770	0	8	2006	3	1605	N	N	9216 A FREMONT AVE N
5	926670	0255	6/16/05	\$558,000	1890	1220	8	1970	4	5000	N	N	757 N 90TH ST
5	291720	0241	12/5/05	\$529,000	1890	0	8	2005	3	5101	N	N	416 N 97TH ST
5	926670	0475	2/10/06	\$409,500	1930	0	8	1990	3	6006	N	N	700 N 89TH ST
5	026300	0195	9/4/07	\$585,000	1950	0	8	2001	3	8100	N	N	706 N 96TH ST
5	946520	0476	4/18/06	\$499,500	2020	0	8	2006	3	5000	N	N	9249 DAYTON AVE N
5	614560	0546	6/28/06	\$434,000	2050	420	8	2005	3	3750	N	N	10312 LINDEN AVE N
5	026300	0045	1/24/07	\$530,000	2190	300	8	1938	5	9712	N	N	728 N 96TH ST
5	614560	1189	11/16/05	\$474,000	2250	0	8	2005	3	3844	N	N	343 N 103RD ST
5	614560	1190	11/22/05	\$472,000	2250	0	8	2005	3	3844	N	N	347 N 103RD ST
5	926670	0045	3/26/05	\$390,000	2300	0	8	1932	5	5100	N	N	947 N 90TH ST
5	614560	1915	5/24/07	\$550,000	2360	0	8	2004	3	3844	N	N	10117 LINDEN AVE N
5	614560	1912	2/7/05	\$430,950	2360	0	8	2004	3	3844	N	N	753 N 102ND ST
5	614560	1915	1/19/05	\$429,950	2360	0	8	2004	3	3844	N	N	10117 LINDEN AVE N
5	152930	0095	12/20/05	\$717,900	2370	880	8	2005	3	6002	N	N	9533 PHINNEY AVE N
5	152930	0090	2/14/06	\$714,950	2370	880	8	2005	3	6002	N	N	9530 PHINNEY AVE N
5	554130	0135	5/2/07	\$699,000	2610	0	8	2006	3	5140	N	N	918 N 91ST ST
5	614560	1974	5/24/06	\$580,000	2670	720	8	2006	3	3843	N	N	718 N 101ST ST
5	152930	0100	4/6/06	\$575,000	2670	0	8	2001	3	6000	N	N	9535 PHINNEY AVE N
8	926820	0361	6/12/06	\$337,000	400	0	3	1942	3	5040	N	N	9242 8TH AVE NW

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8	926820	0361	6/10/05	\$230,000	400	0	3	1942	3	5040	N	N	9242 8TH AVE NW
8	350110	0300	2/8/06	\$208,000	440	0	4	1916	3	1536	N	N	8712 8TH AVE NW
8	781870	0365	6/26/07	\$175,000	490	0	4	1926	3	6600	N	N	8543 8TH AVE NW
8	394190	0029	2/23/05	\$188,000	580	0	4	1947	3	3086	N	N	9718 6TH AVE NW
8	663890	0495	10/26/06	\$273,000	660	0	4	1926	4	3090	N	N	1102 NW 87TH ST
8	292070	0040	3/1/06	\$230,000	720	0	4	1920	4	4080	N	N	202 N 87TH ST
8	094500	0380	6/15/06	\$286,000	790	0	4	1940	3	4600	N	N	342 NW 86TH ST
8	926820	0765	6/23/06	\$260,000	480	0	5	1926	3	5040	N	N	9016 4TH AVE NW
8	186240	0353	3/24/05	\$249,000	480	480	5	1940	4	5400	N	N	9206 DIBBLE AVE NW
8	186240	0280	10/19/05	\$285,000	580	180	5	1938	3	8122	N	N	9228 9TH AVE NW
8	781870	0195	5/4/07	\$349,950	650	0	5	1920	4	5000	N	N	8535 DIBBLE AVE NW
8	781870	0195	6/22/06	\$285,000	650	0	5	1920	4	5000	N	N	8535 DIBBLE AVE NW
8	618470	0150	11/29/05	\$270,000	680	0	5	1920	4	7751	N	N	9728 2ND AVE NW
8	292070	0215	2/7/05	\$340,000	700	670	5	1920	4	4191	N	N	8721 2ND AVE NW
8	094500	0420	7/31/07	\$332,500	710	0	5	1942	3	4600	N	N	320 NW 86TH ST
8	094500	0420	5/26/05	\$252,400	710	0	5	1942	3	4600	N	N	320 NW 86TH ST
8	350160	0155	10/19/06	\$308,000	710	0	5	1915	3	4800	N	N	323 NW 89TH ST
8	926820	0630	6/5/06	\$285,000	720	0	5	1916	3	5040	N	N	9037 4TH AVE NW
8	053400	0160	11/27/06	\$195,000	720	0	5	1947	3	5360	N	N	9533 3RD AVE NW
8	211770	0065	6/13/07	\$295,000	730	0	5	1945	3	5005	N	N	9546 7TH AVE NW
8	291520	0090	9/12/06	\$225,000	750	0	5	1922	3	5461	N	N	9749 PALATINE AVE N
8	101400	0225	2/6/07	\$292,500	750	0	5	1945	3	5850	N	N	9202 3RD AVE NW
8	101400	0225	2/10/06	\$285,000	750	0	5	1945	3	5850	N	N	9202 3RD AVE NW
8	268810	0025	3/28/06	\$305,000	760	0	5	1940	4	3600	N	N	9056 12TH AVE NW
8	926820	0110	5/10/06	\$320,500	770	0	5	1948	3	5040	N	N	409 NW 95TH ST
8	926820	0110	3/7/05	\$260,000	770	0	5	1948	3	5040	N	N	409 NW 95TH ST
8	291470	0165	6/26/07	\$334,000	780	0	5	1938	3	6350	N	N	9547 PALATINE AVE N
8	292070	0260	11/21/07	\$250,000	790	0	5	1948	2	6050	N	N	8714 3RD AVE NW
8	663890	0150	5/11/05	\$329,500	840	220	5	1937	3	3875	N	N	8528 12TH AVE NW
8	250800	0095	8/15/07	\$280,000	1090	0	5	1923	3	5334	N	N	8749 1ST AVE NW
8	101400	0045	9/6/07	\$334,950	1210	0	5	1917	3	5080	N	N	9210 PALATINE AVE N

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	094500	0490	12/6/05	\$259,000	1560	0	5	1906	3	4650	N	N	309 NW 86TH ST
8	926820	0656	11/9/06	\$299,950	530	0	6	1945	3	4838	N	N	402 NW 90TH ST
8	362603	9341	5/23/05	\$260,000	640	0	6	1924	4	6350	N	N	9510 2ND AVE NW
8	350160	0085	6/23/05	\$225,000	650	0	6	1910	3	4800	N	N	342 NW 89TH ST
8	250800	0175	7/15/05	\$289,000	670	0	6	1976	3	6350	N	N	8741 2ND AVE NW
8	270560	0036	2/6/07	\$375,000	670	720	6	1934	4	7000	N	N	9704 HOLMAN RD NW
8	291520	0255	1/21/05	\$225,000	690	0	6	1938	3	6235	N	N	9730 3RD AVE NW
8	759570	0060	1/30/07	\$335,000	700	0	6	1940	5	4960	N	N	8808 9TH AVE NW
8	618470	0045	12/5/07	\$377,450	700	110	6	1947	3	7620	N	N	9720 PALATINE AVE N
8	053400	0250	3/28/05	\$285,000	720	0	6	1942	3	6690	N	N	9552 4TH AVE NW
8	094600	0255	12/21/05	\$250,000	730	0	6	1942	3	4650	N	N	653 NW 86TH ST
8	663890	0155	10/9/06	\$340,000	740	0	6	1920	3	3099	N	N	8520 12TH AVE NW
8	117200	0085	8/8/06	\$325,500	740	0	6	1941	3	5715	N	N	9012 PALATINE AVE N
8	663890	0230	6/13/07	\$399,950	750	0	6	1940	4	4000	N	N	8517 10TH AVE NW
8	186240	0386	7/19/07	\$308,250	750	0	6	1943	3	5440	N	N	9026 13TH AVE NW
8	101400	0230	3/1/06	\$310,000	760	0	6	1940	3	5850	N	N	9208 3RD AVE NW
8	618470	0050	8/27/07	\$415,000	770	0	6	1922	5	7678	N	N	9728 PALATINE AVE N
8	350160	0100	7/21/05	\$405,000	780	140	6	1926	4	4800	N	N	330 NW 89TH ST
8	291470	0080	4/3/07	\$311,500	790	0	6	1941	3	5080	N	N	9538 PALATINE AVE N
8	617090	0080	7/5/05	\$289,000	790	0	6	1938	4	5453	N	N	122 N 100TH ST
8	094600	0125	2/13/07	\$445,000	800	600	6	1938	4	4600	N	N	643 NW 87TH ST
8	350210	0010	4/23/07	\$361,000	800	0	6	1920	3	4800	N	N	337 NW 89TH ST
8	759570	0090	12/20/07	\$435,000	800	0	6	1927	3	4960	N	N	8811 DIBBLE AVE NW
8	759570	0045	8/25/05	\$315,000	800	800	6	1941	3	4960	N	N	8822 9TH AVE NW
8	663890	0405	5/5/06	\$349,491	800	0	6	1942	3	6016	N	N	8520 10TH AVE NW
8	926820	0570	3/16/06	\$385,000	810	300	6	1942	3	5040	N	N	9028 7TH AVE NW
8	926820	0552	4/18/06	\$275,000	810	0	6	1916	3	5110	N	N	9012 7TH AVE NW
8	291520	0055	2/27/07	\$403,004	810	0	6	1926	3	5461	N	N	9740 PALATINE AVE N
8	094600	0110	9/14/07	\$445,000	830	0	6	1920	3	4002	N	N	631 NW 87TH ST
8	923290	0035	2/12/07	\$380,000	830	630	6	1942	3	6350	N	N	9238 PALATINE AVE N
8	094500	0510	5/11/05	\$370,000	840	600	6	1942	4	4650	N	N	323 NW 86TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	926820	0031	6/6/07	\$395,900	840	840	6	1909	3	5040	N	N	9217 3RD AVE NW
8	617090	0055	8/27/07	\$405,000	840	180	6	1940	3	5534	N	N	101 N 101ST ST
8	053400	0090	2/22/05	\$299,950	840	0	6	1942	3	6684	N	N	9728 4TH AVE NW
8	053400	0165	6/28/06	\$332,500	840	250	6	1947	3	8040	N	N	9525 3RD AVE NW
8	781870	0205	8/23/06	\$485,000	850	240	6	1913	4	5000	N	N	8531 DIBBLE AVE NW
8	923290	0115	1/8/07	\$352,200	850	0	6	1940	3	6350	N	N	9252 1ST AVE NW
8	094600	0065	6/29/07	\$420,000	860	860	6	1924	3	4416	N	N	603 NW 87TH ST
8	053400	0020	12/19/06	\$341,000	860	300	6	1955	3	5360	N	N	9745 3RD AVE NW
8	101400	0240	6/25/07	\$425,000	860	0	6	1912	4	5864	N	N	9216 3RD AVE NW
8	926820	0711	12/7/06	\$325,000	860	0	6	1951	3	6520	N	N	9059 3RD AVE NW
8	158860	0150	7/14/06	\$325,000	860	0	6	1960	3	6788	N	N	9033 DIBBLE AVE NW
8	617090	0050	1/18/05	\$318,000	880	0	6	1940	4	5455	N	N	109 N 101ST ST
8	186240	0312	3/27/07	\$375,000	880	0	6	1946	3	6564	N	N	9253 8TH AVE NW
8	923290	0075	10/28/05	\$326,000	890	0	6	1943	3	6350	N	N	9251 PALATINE AVE N
8	751500	0056	7/2/07	\$390,000	890	0	6	1941	3	7529	N	N	8703 13TH AVE NW
8	094600	0140	6/7/05	\$399,950	900	400	6	1942	3	4600	N	N	657 NW 87TH ST
8	094500	0250	9/23/05	\$272,950	900	0	6	1951	3	4600	N	N	311 NW 87TH ST
8	781870	0240	6/29/06	\$357,000	900	0	6	1913	4	5000	N	N	8509 DIBBLE AVE NW
8	292070	0220	8/22/05	\$345,000	910	0	6	1910	3	4191	N	N	8719 2ND AVE NW
8	094500	0135	8/17/05	\$342,500	910	0	6	1916	4	5000	N	N	316 NW 87TH ST
8	186240	0431	6/23/05	\$295,000	910	0	6	1940	4	6824	N	N	9031 13TH AVE NW
8	618470	0055	11/15/06	\$320,000	910	0	6	1920	3	7699	N	N	9723 PALATINE AVE N
8	186240	0196	3/2/06	\$330,000	910	0	6	1926	3	8226	N	N	9210 12TH AVE NW
8	053400	0125	6/2/05	\$325,000	920	0	6	1942	3	6700	N	N	311 NW 97TH ST
8	268810	0115	4/20/07	\$441,000	960	460	6	1947	3	5400	N	N	9045 9TH AVE NW
8	117200	0130	6/28/07	\$325,000	960	0	6	1947	3	6350	N	N	9021 PALATINE AVE N
8	350110	0245	10/31/06	\$419,000	970	0	6	1930	3	4700	N	N	601 NW 88TH ST
8	158860	0200	7/18/06	\$405,950	970	970	6	1938	3	6407	N	N	9014 9TH AVE NW
8	186240	0190	2/20/07	\$318,000	980	0	6	1922	3	8218	N	N	9214 12TH AVE NW
8	759570	0025	5/18/06	\$355,000	990	0	6	1931	3	4920	N	N	8838 9TH AVE NW
8	759570	0025	3/3/05	\$263,000	990	0	6	1931	3	4920	N	N	8838 9TH AVE NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	926820	0395	4/30/07	\$369,500	1000	0	6	1992	3	5040	N	N	9037 7TH AVE NW
8	923290	0150	6/21/05	\$315,250	1000	0	6	1940	3	6223	N	N	9231 2ND AVE NW
8	394190	0055	3/27/07	\$360,000	1010	0	6	1947	4	6649	N	N	415 NW 97TH ST
8	926820	0220	8/9/05	\$279,000	1010	0	6	1951	3	7620	N	N	9215 6TH AVE NW
8	751500	0005	3/18/05	\$313,000	1060	0	6	1907	4	5552	N	N	1207 NW 90TH ST
8	751500	0035	4/7/06	\$299,950	1060	0	6	1917	4	5754	N	N	8735 12TH AVE NW
8	926820	0605	3/16/06	\$361,200	1060	0	6	1924	4	6300	N	N	411 NW 92ND ST
8	350110	0190	6/14/06	\$349,950	1070	0	6	1917	3	4800	N	N	652 NW 88TH ST
8	186240	0446	12/21/05	\$293,000	1070	0	6	1946	3	6800	N	N	9013 13TH AVE NW
8	268810	0122	3/15/07	\$377,000	1080	0	6	1948	4	5900	N	N	9027 9TH AVE NW
8	926820	0701	7/5/07	\$330,000	1080	0	6	1950	3	8580	N	N	417 NW 92ND ST
8	350110	0240	4/22/05	\$370,000	1090	0	6	1947	4	4800	N	N	8801 6TH AVE NW
8	759570	0180	3/19/07	\$469,000	1100	860	6	1918	4	4960	N	N	8808 DIBBLE AVE NW
8	211770	0085	1/17/07	\$437,000	1100	380	6	1985	3	7560	N	N	9520 7TH AVE NW
8	186240	0336	7/25/05	\$275,000	1110	0	6	1946	3	8108	N	N	9225 8TH AVE NW
8	394190	0082	1/26/07	\$291,000	1150	0	6	1949	4	5005	N	N	9521 4TH AVE NW
8	250800	0125	2/15/06	\$325,995	1152	0	6	1948	3	6350	N	N	8726 2ND AVE NW
8	926820	0340	5/14/06	\$328,000	1200	440	6	1940	3	5040	N	N	9214 8TH AVE NW
8	094600	0015	1/30/06	\$444,200	1220	120	6	1925	3	5000	N	N	612 NW 87TH ST
8	094500	0225	9/13/07	\$420,000	1220	0	6	1919	3	5428	N	N	8617 3RD AVE NW
8	094500	0225	6/13/05	\$299,500	1220	0	6	1919	3	5428	N	N	8617 3RD AVE NW
8	053400	0070	4/18/05	\$303,500	1220	0	6	1942	3	6687	N	N	9708 4TH AVE NW
8	158860	0210	3/14/06	\$350,000	1260	910	6	1938	3	7042	N	N	9026 9TH AVE NW
8	350210	0025	3/14/05	\$265,000	1280	130	6	1916	4	4800	N	N	353 NW 89TH ST
8	350110	0150	12/19/05	\$400,000	1320	450	6	1915	5	4800	N	N	627 NW 89TH ST
8	094500	0240	6/13/05	\$448,000	1370	560	6	1919	4	3404	N	N	307 NW 87TH ST
8	270560	0045	7/5/05	\$410,500	1380	840	6	1922	5	8000	N	N	9557 7TH AVE NW
8	268810	0129	6/4/07	\$440,000	1390	0	6	1948	3	6586	N	N	9021 9TH AVE NW
8	291520	0160	7/19/07	\$558,000	1430	800	6	1915	4	5461	N	N	9751 1ST AVE NW
8	350160	0235	2/13/07	\$452,000	1520	250	6	1949	3	8640	N	N	347 NW 88TH ST
8	362603	9315	6/4/07	\$327,000	1530	0	6	1955	3	6350	N	N	9516 PALATINE AVE N

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	186240	0245	11/21/05	\$324,900	1550	0	6	2001	3	5421	N	N	9211 9TH AVE NW
8	292070	0060	2/15/07	\$410,000	1710	0	6	1922	4	6350	N	N	8722 PALATINE AVE N
8	362603	9276	8/16/06	\$448,000	2190	0	6	2002	3	6350	N	N	9527 1ST AVE NW
8	350160	0030	8/30/06	\$348,500	750	0	7	1946	5	4800	N	N	321 NW 90TH ST
8	926820	0004	3/16/05	\$285,000	750	300	7	1979	3	5152	N	N	9253 3RD AVE NW
8	617090	0180	10/24/07	\$368,000	780	0	7	1947	4	5536	N	N	212 NW 100TH ST
8	365420	0038	7/16/07	\$305,950	796	214	7	2007	3	853	N	N	10222 B 1ST AVE NW
8	186540	0074	11/13/07	\$320,000	798	200	7	2007	3	1383	N	N	9521 A 8TH AVE NW
8	362603	9348	11/15/06	\$310,000	830	0	7	1960	3	7700	N	N	202 NW 95TH ST
8	350160	0175	4/4/05	\$435,000	850	1030	7	1955	5	4800	N	N	318 NW 88TH ST
8	663890	0410	5/24/07	\$435,000	860	610	7	1985	3	3734	N	N	8522 10TH AVE NW
8	186240	0175	6/12/06	\$342,000	860	450	7	1940	3	5002	N	N	9231 11TH AVE NW
8	277660	0027	2/28/06	\$373,000	900	0	7	1952	4	5394	N	N	8514 14TH AVE NW
8	277660	0002	6/17/05	\$350,000	900	220	7	1946	3	6141	N	N	8556 13TH AVE NW
8	781870	0180	6/13/05	\$372,800	920	160	7	1916	3	3000	N	N	8543 DIBBLE AVE NW
8	618470	0035	7/20/05	\$336,000	930	0	7	1955	3	7620	N	N	9708 PALATINE AVE N
8	618470	0035	7/20/05	\$336,000	930	0	7	1955	3	7620	N	N	9708 PALATINE AVE N
8	350110	0215	8/5/05	\$439,950	940	860	7	1972	3	4800	N	N	628 NW 88TH ST
8	663890	0160	2/22/07	\$405,000	950	530	7	1994	3	2727	N	N	8518 12TH AVE NW
8	926820	0380	6/7/06	\$420,500	950	300	7	1920	3	5040	N	N	9099 7TH AVE NW
8	250800	0145	11/28/06	\$372,000	960	0	7	1972	3	6350	N	N	8748 2ND AVE NW
8	926820	0575	5/26/06	\$385,000	970	450	7	1940	3	5040	N	N	9040 7TH AVE NW
8	117200	0135	7/15/06	\$406,000	970	970	7	1951	3	6350	N	N	9017 PALATINE AVE N
8	350110	0290	7/12/06	\$340,000	980	0	7	1950	3	4650	N	N	647 NW 88TH ST
8	759570	0146	2/7/06	\$374,500	990	670	7	1978	3	4960	N	N	8832 DIBBLE AVE NW
8	663890	0377	3/7/07	\$349,950	1024	199	7	2007	3	1147	N	N	910 C NW 85TH ST
8	362603	9391	5/4/06	\$445,000	1030	1030	7	1978	3	6350	N	N	9517 2ND AVE NW
8	094600	0280	7/18/07	\$265,000	1040	40	7	1997	3	1199	N	N	642 NW 85TH ST
8	094600	0067	6/4/07	\$515,000	1040	1000	7	1977	3	4600	N	N	607 NW 87TH ST
8	094600	0067	6/30/06	\$395,000	1040	1000	7	1977	3	4600	N	N	607 NW 87TH ST
8	663890	0376	2/22/07	\$360,000	1042	206	7	2007	3	1352	N	N	908 NW 85TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	663890	0376	12/4/06	\$335,000	1042	206	7	2007	3	1352	N	N	908 NW 85TH ST
8	663890	0375	4/17/07	\$355,000	1042	206	7	2007	3	1354	N	N	908 NW 85TH ST
8	362603	9402	11/19/07	\$330,000	1050	300	7	1999	3	1228	N	N	9501 8TH AVE NW
8	781870	0135	4/19/06	\$395,000	1050	330	7	1991	3	1533	N	N	8521 9TH AVE NW
8	350210	0020	11/6/06	\$465,000	1060	90	7	1926	3	4800	N	N	349 NW 89TH ST
8	158860	0005	4/20/07	\$428,000	1060	0	7	1949	3	6005	N	N	9057 8TH AVE NW
8	186240	0226	8/22/05	\$392,500	1070	0	7	1942	3	8130	N	N	9234 11TH AVE NW
8	158860	0066	1/20/06	\$373,200	1080	0	7	1939	3	4797	N	N	810 NW 90TH ST
8	926820	0730	4/13/06	\$375,000	1090	540	7	1990	3	5049	N	N	9021 3RD AVE NW
8	365420	0036	5/31/07	\$364,950	1096	224	7	2007	3	1427	N	N	10220 1ST AVE NW
8	365420	0035	5/29/07	\$360,000	1096	224	7	2007	3	1427	N	N	10224 1ST AVE NW
8	926820	0508	6/15/06	\$416,850	1100	470	7	1977	3	5040	N	N	9029 6TH AVE NW
8	211770	0067	5/2/06	\$387,500	1100	530	7	1983	3	5075	N	N	9544 7TH AVE NW
8	094600	0306	4/25/07	\$362,000	1112	255	7	2007	3	1213	N	N	614 A NW 85TH ST
8	094600	0305	3/14/07	\$360,950	1112	255	7	2007	3	1213	N	N	614 B NW 85TH ST
8	365420	0039	3/28/07	\$360,000	1116	414	7	2007	3	1279	N	N	10224 A 1ST AVE NW
8	365420	0037	3/21/07	\$350,000	1116	414	7	2007	3	1305	N	N	10222 C 1ST AVE NW
8	291470	0220	8/9/06	\$403,000	1120	650	7	1962	3	6350	N	N	9540 1ST AVE NW
8	291470	0220	8/9/06	\$403,000	1120	650	7	1962	3	6350	N	N	9540 1ST AVE NW
8	292070	0145	10/16/06	\$383,000	1120	0	7	1940	3	6985	N	N	8723 1ST AVE NW
8	094600	0307	5/30/07	\$339,950	1124	145	7	2007	3	1224	N	N	616 A NW 85TH ST
8	759570	0265	7/27/06	\$430,000	1130	0	7	1929	3	3960	N	N	815 NW 88TH ST
8	362603	9215	8/26/05	\$295,000	1130	0	7	1960	3	5000	N	N	208 NW 95TH ST
8	350160	0005	4/8/05	\$380,000	1130	1000	7	1956	5	7200	N	N	303 NW 90TH ST
8	362603	9268	3/16/07	\$470,000	1140	0	7	1920	3	6700	N	N	9055 PALATINE AVE N
8	350110	0205	7/17/06	\$330,000	1150	620	7	1982	3	4800	N	N	636 NW 88TH ST
8	926820	0051	2/12/07	\$527,000	1150	400	7	1986	3	7590	N	N	9214 4TH AVE NW
8	362603	9346	3/21/06	\$398,000	1160	920	7	1961	3	6706	N	N	9032 1ST AVE NW
8	094600	0210	6/21/07	\$429,000	1200	0	7	1926	3	4650	N	N	611 NW 86TH ST
8	926820	0735	5/2/06	\$435,000	1200	700	7	1984	3	5060	N	N	9017 3RD AVE NW
8	186240	0266	12/21/06	\$395,000	1200	650	7	1950	3	5987	N	N	9245 DIBBLE AVE NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	394190	0028	4/19/05	\$358,000	1200	0	7	1932	4	11426	N	N	9715 4TH AVE NW
8	277660	0017	4/12/05	\$380,000	1220	150	7	1925	4	4200	N	N	1310 NW 85TH ST
8	926820	0585	7/16/07	\$519,000	1220	0	7	1961	3	5040	N	N	9048 7TH AVE NW
8	926820	0585	12/26/06	\$410,000	1220	0	7	1961	3	5040	N	N	9048 7TH AVE NW
8	158860	0015	3/16/07	\$412,000	1220	0	7	1960	3	5514	N	N	9047 8TH AVE NW
8	158860	0015	1/27/05	\$340,000	1220	0	7	1960	3	5514	N	N	9047 8TH AVE NW
8	362603	9151	10/25/06	\$353,950	1230	0	7	1953	3	5445	N	N	9503 9TH AVE NW
8	291470	0345	3/7/05	\$285,500	1240	0	7	1986	3	3175	N	N	9542 2ND AVE NW
8	350210	0005	9/6/05	\$449,000	1240	840	7	1925	4	4800	N	N	331 NW 89TH ST
8	268810	0131	12/28/05	\$459,000	1240	1000	7	1969	3	8925	N	N	9005 9TH AVE NW
8	094600	0005	1/30/06	\$560,000	1290	200	7	1927	4	4800	N	N	602 NW 87TH ST
8	094500	0340	11/2/05	\$495,000	1300	940	7	1916	4	4508	N	N	357 NW 87TH ST
8	277660	0055	3/29/06	\$440,000	1300	560	7	1946	3	7842	N	N	8555 13TH AVE NW
8	926820	0370	6/7/07	\$499,950	1320	770	7	1928	5	5016	N	N	9246 8TH AVE NW
8	094500	0440	5/24/07	\$500,000	1330	810	7	1995	3	4600	N	N	312 NW 86TH ST
8	268810	0135	11/28/05	\$615,000	1330	400	7	1991	3	5431	N	N	9008 11TH AVE NW
8	926820	0341	9/4/07	\$525,000	1350	790	7	2002	3	5040	N	N	9218 8TH AVE NW
8	362603	9353	11/16/07	\$445,000	1360	0	7	1930	3	7425	N	N	9042 DIBBLE AVE NW
8	350160	0160	4/5/07	\$441,000	1380	0	7	1954	3	4800	N	N	327 NW 89TH ST
8	362603	9228	11/27/07	\$380,000	1380	0	7	1925	4	7015	N	N	9526 3RD AVE NW
8	362603	9228	8/10/05	\$350,000	1380	0	7	1925	4	7015	N	N	9526 3RD AVE NW
8	617090	0230	8/9/07	\$575,000	1410	710	7	1990	3	6141	N	N	102 NW 100TH ST
8	362603	9411	8/15/06	\$394,000	1420	0	7	2004	3	1854	N	N	122 N 101ST ST
8	362603	9416	3/23/06	\$360,000	1420	0	7	2004	3	2037	N	N	130 N 101ST ST
8	362603	9412	6/27/07	\$419,950	1420	0	7	2004	3	2052	N	N	124 N 101ST ST
8	362603	9415	8/21/06	\$391,000	1420	0	7	2004	3	2581	N	N	136 N 101ST ST
8	926820	0435	10/27/06	\$385,000	1430	280	7	1981	3	4602	N	N	9006 8TH AVE NW
8	926820	0435	6/9/05	\$385,000	1430	280	7	1981	3	4602	N	N	9006 8TH AVE NW
8	350160	0125	4/4/07	\$336,000	1440	0	7	1915	3	6240	N	N	8903 3RD AVE NW
8	292070	0125	5/26/06	\$380,000	1440	0	7	1924	3	6350	N	N	8718 1ST AVE NW
8	663890	0535	9/16/05	\$397,400	1440	0	7	1962	3	7725	N	N	1004 NW 87TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	781870	0521	5/3/05	\$325,000	1470	0	7	1983	3	5040	N	N	8534 DIBBLE AVE NW
8	926820	0550	11/13/06	\$359,000	1520	0	7	1999	3	5010	N	N	9018 7TH AVE NW
8	618470	0100	6/14/05	\$374,950	1550	0	7	1979	3	7713	N	N	9726 1ST AVE NW
8	101400	0210	6/29/05	\$415,000	1560	0	7	1906	5	6858	N	N	9211 2ND AVE NW
8	094600	0095	6/29/06	\$502,500	1590	0	7	1920	4	4184	N	N	627 NW 87TH ST
8	394190	0080	12/19/07	\$376,500	1590	0	7	1950	4	6000	N	N	9526 6TH AVE NW
8	926820	0166	12/13/07	\$379,950	1630	0	7	1962	3	5715	N	N	9222 6TH AVE NW
8	618470	0065	6/19/06	\$410,000	1770	0	7	1948	5	7620	N	N	9715 PALATINE AVE N
8	117200	0470	2/15/06	\$287,500	1850	0	7	1953	4	5950	N	N	9022 3RD AVE NW
8	117200	0470	4/2/07	\$423,000	1850	0	7	1953	4	5950	N	N	9022 3RD AVE NW
8	663890	0040	8/22/05	\$589,990	2050	600	7	1977	3	6000	N	N	8509 11TH AVE NW
8	926820	0373	4/26/07	\$729,900	2090	860	7	2002	3	5070	N	N	9248 8TH AVE NW
8	759570	0065	9/20/06	\$452,500	2150	0	7	1987	3	4960	N	N	8804 9TH AVE NW
8	926820	0046	8/1/05	\$464,450	2310	0	7	2005	3	4967	N	N	9206 4TH AVE NW
8	926820	0045	8/11/05	\$459,950	2310	0	7	2005	3	4972	N	N	9202 4TH AVE NW
8	277660	0015	12/29/05	\$500,000	2460	0	7	1968	3	5760	N	N	1302 NW 85TH ST
8	781870	0505	11/8/06	\$485,000	2480	0	7	2003	3	3000	N	N	8530 DIBBLE AVE NW
8	751500	0147	1/23/07	\$346,950	936	160	8	2006	3	1113	N	N	8702 C MARY AVE NW
8	751500	0141	10/10/06	\$359,900	936	160	8	2006	3	1382	N	N	8702 A MARY AVE NW
8	751500	0150	10/16/06	\$389,950	1018	263	8	2006	3	1333	N	N	8700 C MARY AVE NW
8	751500	0150	10/12/06	\$379,950	1018	263	8	2006	3	1333	N	N	8700 C MARY AVE NW
8	751500	0142	11/10/06	\$369,950	1018	263	8	2006	3	1341	N	N	8700 A MARY AVE NW
8	751500	0140	2/1/07	\$352,500	1054	169	8	2006	3	855	N	N	8702 B MARY AVE NW
8	663890	0190	3/23/06	\$419,000	1088	305	8	2006	3	3290	N	N	8506 11TH AVE NW
8	751500	0143	11/10/06	\$369,950	1094	266	8	2006	3	1041	N	N	8700 B MARY AVE NW
8	663890	0369	9/27/05	\$370,000	1220	250	8	2005	3	1469	N	N	5508 10TH AVE NW
8	663890	0365	10/6/05	\$350,000	1220	250	8	2005	3	1805	N	N	8500 10TH AVE NW
8	277660	0060	9/27/06	\$387,400	1248	274	8	2006	3	1255	N	N	8560 B MARY AVE NW
8	277660	0074	9/13/06	\$384,950	1248	274	8	2006	3	1255	N	N	8554 B MARY AVE NW
8	277660	0064	9/28/06	\$387,400	1248	274	8	2006	3	1258	N	N	8560 A MARY AVE NW
8	277660	0078	9/28/06	\$386,450	1248	274	8	2006	3	1258	N	N	8554 A MARY AVE NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	277660	0070	10/10/06	\$390,700	1248	274	8	2006	3	1465	N	N	8558 A MARY AVE NW
8	277660	0082	9/18/06	\$382,000	1248	274	8	2006	3	1465	N	N	8556 A MARY AVE NW
8	277660	0068	9/27/06	\$384,950	1248	274	8	2006	3	1467	N	N	8558 B MARY AVE NW
8	663890	0366	10/3/05	\$375,000	1380	450	8	2005	3	1242	N	N	8502 10TH AVE NW
8	663890	0367	10/5/05	\$375,000	1380	450	8	2005	3	1242	N	N	8504 10TH AVE NW
8	663890	0368	10/3/05	\$375,000	1380	450	8	2005	3	1242	N	N	8506 10TH AVE NW
8	926820	0390	7/26/05	\$509,950	1480	1060	8	2005	3	5040	N	N	9045 7TH AVE NW
8	186240	0325	7/18/07	\$650,000	1500	1150	8	2006	3	5370	N	N	9240 DIBBLE AVE NW
8	186240	0324	8/28/07	\$601,400	1500	1150	8	2006	3	5422	N	N	9236 DIBBLE AVE NW
8	186240	0298	5/2/07	\$510,000	1770	590	8	2003	3	5000	N	N	9210 9TH AVE NW
8	617090	0170	12/9/05	\$435,000	1960	0	8	1940	4	5721	N	N	10002 3RD AVE NW
8	211770	0015	7/25/05	\$550,000	2080	0	8	2005	3	7560	N	N	9515 6TH AVE NW
8	781870	0360	9/21/07	\$525,000	2170	0	8	2005	3	3000	N	N	8544 9TH AVE NW
8	211770	0095	2/8/06	\$500,000	2510	1230	8	2005	3	7560	N	N	9510 7TH AVE NW
8	923290	0045	12/29/06	\$610,000	2670	0	8	2006	3	6350	N	N	9242 PALATINE AVE N
8	291520	0105	4/16/07	\$615,500	3080	0	8	2006	3	5461	N	N	9737 PALATINE AVE N
8	277660	0014	7/26/05	\$612,000	3840	0	8	1946	5	8618	N	N	8540 13TH AVE NW
8	292070	0140	10/5/07	\$1,149,000	3260	0	10	2006	3	5715	N	N	8725 1ST AVE NW

***Improved Sales Removed from this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	010600	0100	5/10/05	\$118,380	RELATED PARTY, FRIEND, OR NEIGHBOR
2	010600	0371	3/23/05	\$19,789	PARTIAL INTEREST
2	010600	0371	3/9/05	\$19,600	PARTIAL INTEREST
2	010700	0015	12/13/06	\$456,500	OBSOLESCENCE>0
2	010700	0015	10/28/05	\$385,000	OBSOLESCENCE>0
2	010700	0030	7/17/07	\$400,000	OBSOLESCENCE>0
2	010700	0050	1/20/05	\$293,000	OBSOLESCENCE>0
2	010800	0005	4/4/05	\$196,950	PREVIOUS IMP VALUE<=25,000
2	010800	0120	6/24/05	\$525,000	TEARDOWN SALE
2	010800	0130	11/2/07	\$475,000	MORE THAN 1 IMP
2	010800	0130	6/24/05	\$1,006,000	MULTI-PARCEL SALE
2	010800	0135	9/20/07	\$415,000	MORE THAN 1 IMP
2	074800	0085	9/12/06	\$550,000	MORE THAN 1 IMP
2	074800	0275	6/27/05	\$68,662	RELATED PARTY, FRIEND, OR NEIGHBOR
2	074800	0295	2/27/06	\$250,000	NON REPRESENTATIVE SALE
2	074800	0345	5/9/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	076700	0137	10/16/07	\$324,950	RELOCATION - SALE TO SERVICE
2	076700	0250	1/22/07	\$441,100	IMP CHARACTERISTICS CHANGED SINCE SALE
2	113900	0050	9/25/06	\$365,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	113900	0055	1/23/07	\$810,000	TEARDOWN SALE
2	113900	0061	8/11/05	\$480,000	MORE THAN 1 IMP
2	113900	0061	10/30/06	\$809,900	TEARDOWN SALE
2	113900	0065	5/18/06	\$630,000	ACTIVE PERMIT BEFORE SALE>25,000
2	113900	0065	7/9/07	\$750,000	TEARDOWN SALE
2	113900	0544	8/24/05	\$199,973	QUIT CLAIM DEED
2	113900	0735	11/27/07	\$675,000	OBSOLESCENCE>0
2	186240	0057	10/31/07	\$116,769	RELATED PARTY, FRIEND, OR NEIGHBOR
2	201630	0046	9/30/05	\$51,500	DOR RATIO
2	206710	0035	2/23/07	\$495,000	DATA DOES NOT MATCH SALE
2	226900	0050	3/10/05	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	242603	9152	8/15/06	\$725,000	PREVIOUS IMP VALUE<=25,000
2	247450	0025	6/13/06	\$450,000	DATA DOES NOT MATCH SALE
2	344200	0151	4/5/05	\$300,000	TEARDOWN SALE
2	362603	9079	9/20/05	\$378,000	MORE THAN 1 IMP
2	362603	9144	8/10/05	\$165,097	RELATED PARTY, FRIEND, OR NEIGHBOR
2	362603	9204	6/21/05	\$150,958	RELATED PARTY, FRIEND, OR NEIGHBOR
2	362603	9241	4/22/05	\$440,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	362603	9247	2/4/05	\$226,000	MORE THAN 1 IMP
2	362603	9247	3/15/06	\$512,000	MORE THAN 1 IMP
2	362603	9406	3/17/06	\$865,000	NO MARKET EXPOSURE
2	391840	0014	3/2/07	\$365,450	PERCENT COMPLETE<100
2	391840	0015	2/2/07	\$374,950	PERCENT COMPLETE<100
2	391840	0016	2/22/07	\$388,650	PERCENT COMPLETE<100
2	391840	0018	2/2/07	\$379,950	PERCENT COMPLETE<100
2	391840	0021	2/22/07	\$369,950	PERCENT COMPLETE<100

***Improved Sales Removed from this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	391840	0022	3/2/07	\$354,950	PERCENT COMPLETE<100
2	391840	0024	3/2/07	\$354,950	PERCENT COMPLETE<100
2	391840	0029	2/22/07	\$402,922	PERCENT COMPLETE<100
2	442760	0085	11/14/07	\$487,000	DATA DOES NOT MATCH SALE
2	504980	0030	12/4/06	\$197,111	RELATED PARTY, FRIEND, OR NEIGHBOR
2	515120	0005	10/1/07	\$900,000	TEARDOWN SALE
2	515120	0050	8/23/05	\$535,000	TEARDOWN SALE
2	515120	0335	6/7/07	\$340,000	PREVIOUS IMP VALUE<=25,000
2	515300	0010	5/11/07	\$755,000	DATA DOES NOT MATCH SALE
2	552260	0075	6/24/05	\$419,000	RELOCATION - SALE TO SERVICE
2	616690	0083	4/20/06	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	638050	0091	6/22/05	\$347,000	MORE THAN 1 IMP
2	682410	0005	10/13/05	\$500,000	TEARDOWN SALE
2	682410	0016	9/29/06	\$700,000	TEARDOWN SALE
2	682410	0021	4/24/07	\$720,000	PREVIOUS IMP VALUE<=25,000
2	682410	0140	3/30/05	\$500,000	MORE THAN 1 IMP
2	682410	0140	2/13/07	\$438,000	MORE THAN 1 IMP
2	730890	0040	6/24/05	\$465,000	1031 TRADE
2	730890	0200	10/28/05	\$51,300	QUIT CLAIM DEED
2	730940	0020	10/19/05	\$400,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	758620	0005	7/5/07	\$720,000	TEARDOWN SALE
2	758620	0040	6/20/06	\$354,000	UNFINISHED AREA>0
2	792260	0020	3/29/07	\$575,000	DATA DOES NOT MATCH SALE
2	891050	0715	8/8/05	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	914410	0006	8/23/05	\$450,000	SEGREGATION AND/OR MERGER
2	914410	0195	9/29/05	\$367,500	RELOCATION - SALE TO SERVICE
2	914410	0285	1/4/05	\$15,174	PERCENT COMPLETE<100
2	914410	0286	11/26/07	\$670,000	DATA DOES NOT MATCH SALE
2	915760	0085	3/25/05	\$357,500	1031 TRADE
2	949820	0006	9/17/07	\$530,000	DATA DOES NOT MATCH SALE
2	949820	0011	4/19/06	\$530,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	949820	0011	10/28/05	\$319,950	IMP CHARACTERISTICS CHANGED SINCE SALE
4	016400	0165	7/20/06	\$385,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	016400	0415	6/1/06	\$27,500	QUIT CLAIM DEED
4	017300	0010	3/19/07	\$750,000	TEARDOWN SALE
4	017300	0012	5/9/07	\$350,000	MORE THAN 1 IMP
4	017300	0013	6/12/07	\$349,950	MORE THAN 1 IMP
4	017300	0017	10/17/07	\$331,000	MORE THAN 1 IMP
4	017300	0060	9/6/05	\$600,000	PREVIOUS IMP VALUE<=25,000
4	130630	0195	1/27/05	\$195,000	DOR RATIO
4	192604	9058	5/24/07	\$378,750	DATA DOES NOT MATCH SALE
4	192604	9152	1/10/06	\$267,500	DOR RATIO
4	229140	0340	2/2/05	\$850,000	TEARDOWN SALE
4	229140	0342	7/25/07	\$315,000	MORE THAN 1 IMP
4	229140	0343	7/3/07	\$322,388	MORE THAN 1 IMP

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**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	229140	0345	5/2/07	\$324,888	MORE THAN 1 IMP
4	229140	0346	5/1/07	\$317,888	MORE THAN 1 IMP
4	229140	0347	5/30/07	\$324,888	MORE THAN 1 IMP
4	229140	0348	7/11/07	\$320,000	MORE THAN 1 IMP
4	229140	0676	9/26/05	\$470,000	OBSOLESCENCE>0
4	229140	0715	10/21/05	\$119,490	DOR RATIO
4	229140	0755	9/1/05	\$355,000	OBSOLESCENCE>0
4	291620	0048	9/1/05	\$14,266	PARTIAL INTEREST
4	291870	0020	9/15/06	\$454,950	ACTIVE PERMIT BEFORE SALE>25,000
4	291870	0090	11/13/06	\$255,527	QUIT CLAIM DEED
4	291870	0110	3/1/05	\$325,000	NO MARKET EXPOSURE
4	291870	0140	10/25/05	\$384,000	NO MARKET EXPOSURE
4	291870	0150	2/23/05	\$70,137	QUIT CLAIM DEED
4	614010	0030	2/2/05	\$350,000	TEARDOWN SALE
4	614010	0045	9/26/05	\$680,000	TEARDOWN SALE
4	614060	0045	7/13/07	\$339,950	EXEMPT FROM EXCISE TAX
4	614060	0050	11/13/07	\$127,002	DOR RATIO
4	614060	0060	12/8/05	\$279,350	IMP CHARACTERISTICS CHANGED SINCE SALE
4	614060	0315	1/19/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	614110	0025	1/5/07	\$500,000	TEARDOWN SALE
4	614110	0038	2/15/07	\$158,874	QUIT CLAIM DEED
4	614110	0125	10/4/06	\$375,000	MORE THAN 1 IMP
4	614110	0655	11/18/05	\$94,735	DOR RATIO
4	614110	0734	4/17/07	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	614160	0210	8/26/05	\$219,950	DOR RATIO
4	637850	0020	9/12/05	\$414,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	637850	0360	9/24/07	\$372,500	DATA DOES NOT MATCH SALE
4	701720	0060	7/5/06	\$510,000	SEGREGATION AND/OR MERGER
4	701720	0120	3/29/07	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	718980	0145	4/11/06	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	718980	0145	2/7/07	\$427,000	DATA DOES NOT MATCH SALE
4	891100	0050	1/10/06	\$625,000	TEARDOWN SALE
4	891100	0150	5/4/06	\$722,000	TEARDOWN SALE
4	891100	0250	8/27/07	\$550,000	TEARDOWN SALE
4	891100	0420	2/20/05	\$228,926	RELATED PARTY, FRIEND, OR NEIGHBOR
4	930200	0050	3/26/07	\$118,700	RELATED PARTY, FRIEND, OR NEIGHBOR
5	026300	0345	10/20/05	\$385,000	TEARDOWN SALE
5	030600	0560	3/3/05	\$655,000	TEARDOWN SALE
5	078900	0335	12/20/06	\$450,000	SEGREGATION AND/OR MERGER
5	078900	0415	7/31/07	\$139,618	PARTIAL INTEREST
5	152930	0160	11/15/05	\$378,560	IMP CHARACTERISTICS CHANGED SINCE SALE
5	291720	0480	5/10/06	\$45,132	DOR RATIO
5	291720	0565	5/7/07	\$167,129	RELATED PARTY, FRIEND, OR NEIGHBOR
5	312604	9058	5/8/06	\$600,000	PREVIOUS IMP VALUE<=25,000
5	312604	9251	1/26/05	\$451,050	TEARDOWN SALE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
5	312604	9252	7/20/07	\$1,000	DOR RATIO
5	312604	9282	5/8/07	\$550,000	PREVIOUS IMP VALUE<=25,000
5	312604	9285	9/13/07	\$425,000	MORE THAN 1 IMP
5	312604	9285	11/16/07	\$380,000	MORE THAN 1 IMP
5	312604	9285	6/2/06	\$503,000	TEARDOWN SALE
5	312604	9296	10/18/05	\$411,000	TEARDOWN SALE
5	312604	9302	11/13/06	\$94,519	DOR RATIO
5	312604	9334	6/26/07	\$550,000	OBSOLESCENCE>0
5	312604	9342	11/20/07	\$399,950	MORE THAN 1 IMP
5	312604	9342	2/24/05	\$406,000	TEARDOWN SALE
5	312604	9343	5/8/06	\$600,000	PREVIOUS IMP VALUE<=25,000
5	312604	9344	5/8/06	\$600,000	PREVIOUS IMP VALUE<=25,000
5	312604	9346	5/8/06	\$600,000	PREVIOUS IMP VALUE<=25,000
5	604640	0145	5/10/06	\$475,000	MORE THAN 1 IMP
5	604640	0315	8/19/05	\$314,950	IMP CHARACTERISTICS CHANGED SINCE SALE
5	604640	0705	12/10/06	\$250,000	SEGREGATION AND/OR MERGER
5	604640	0755	5/10/05	\$369,000	RELOCATION - SALE TO SERVICE
5	604640	1000	9/12/05	\$349,950	MORE THAN 1 IMP
5	614560	0030	3/10/05	\$300,000	TEARDOWN SALE
5	614560	0035	8/30/07	\$325,000	TEARDOWN SALE
5	614560	0040	2/21/06	\$295,000	SEGREGATION AND/OR MERGER
5	614560	0665	10/29/07	\$245,000	QUESTIONABLE PER SALES IDENTIFICATION
5	614560	0665	11/15/07	\$415,000	TEARDOWN SALE
5	614560	0805	3/14/06	\$328,500	MORE THAN 1 IMP
5	614560	1289	1/30/06	\$265,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	614560	1313	1/4/05	\$335,000	QUESTIONABLE PER SALES IDENTIFICATION
5	614560	1350	6/25/05	\$70,739	DOR RATIO
5	614560	1445	8/7/07	\$359,000	UNFINISHED AREA>0
5	614560	1635	7/6/05	\$262,500	UNFINISHED AREA>0
5	614560	1715	12/27/07	\$415,000	DATA DOES NOT MATCH SALE
5	614560	1875	8/18/05	\$100,000	PARTIAL INTEREST
5	614560	2185	12/19/05	\$375,500	UNFINISHED AREA>0
5	614560	2830	11/2/05	\$95,000	DOR RATIO
5	643150	0354	1/6/05	\$385,000	MORE THAN 1 IMP
5	674970	0005	4/4/06	\$749,000	TEARDOWN SALE
5	674970	0055	6/23/06	\$615,000	TEARDOWN SALE
5	674970	0060	6/1/05	\$712,500	TEARDOWN SALE
5	674970	0065	5/29/07	\$1,071,000	TEARDOWN SALE
5	926670	0195	6/14/05	\$447,000	SEGREGATION AND/OR MERGER
5	926670	0235	4/1/07	\$115,850	RELATED PARTY, FRIEND, OR NEIGHBOR
5	926670	0719	1/25/06	\$360,000	UNFINISHED AREA>0
5	926670	0895	2/23/05	\$225,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	946520	0250	6/2/05	\$335,000	MORE THAN 1 IMP
5	946520	0305	1/10/06	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	946520	0476	4/11/05	\$295,000	IMP CHARACTERISTICS CHANGED SINCE SALE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	053400	0015	2/22/05	\$62,500	RELATED PARTY, FRIEND, OR NEIGHBOR
8	094500	0590	12/14/05	\$380,000	TEARDOWN SALE
8	094600	0005	5/16/05	\$336,500	IMP CHARACTERISTICS CHANGED SINCE SALE
8	094600	0125	2/9/07	\$445,000	RELOCATION - SALE TO SERVICE
8	094600	0308	6/12/07	\$339,950	MORE THAN 1 IMP
8	101400	0070	3/17/05	\$160,000	NON REPRESENTATIVE SALE
8	101500	0055	8/9/07	\$340,000	MORE THAN 1 IMP
8	158860	0200	6/15/05	\$300,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	186240	0166	8/17/05	\$295,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	186240	0270	5/11/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	186240	0298	5/2/07	\$510,000	RELOCATION - SALE TO SERVICE
8	186240	0320	7/25/07	\$339,900	ACTIVE PERMIT BEFORE SALE>25,000
8	186240	0325	12/15/05	\$435,000	TEARDOWN SALE
8	186240	0371	6/29/05	\$290,000	PREVIOUS IMP VALUE<=25,000
8	186240	0425	4/12/07	\$438,000	TEARDOWN SALE
8	186240	0430	9/6/07	\$525,000	TEARDOWN SALE
8	186540	0079	9/14/05	\$920,000	TEARDOWN SALE
8	186540	0079	8/11/05	\$720,000	TEARDOWN SALE
8	250800	0085	5/25/06	\$420,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	250800	0165	7/7/05	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	268810	0085	7/14/06	\$671,500	SEGREGATION AND/OR MERGER
8	270560	0056	3/1/05	\$525,000	OBSOLESCENCE>0
8	270560	0060	3/1/05	\$525,000	OBSOLESCENCE>0
8	277660	0003	3/30/05	\$142,770	RELATED PARTY, FRIEND, OR NEIGHBOR
8	277660	0027	2/26/05	\$220,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	277660	0052	12/12/07	\$666,800	PERCENT COMPLETE<100
8	277660	0068	7/5/05	\$432,250	TEARDOWN SALE
8	277660	0069	7/5/05	\$409,500	TEARDOWN SALE
8	277660	0113	5/3/07	\$136,624	QUIT CLAIM DEED
8	291470	0080	7/19/05	\$190,500	NON REPRESENTATIVE SALE
8	291470	0380	1/3/05	\$95,333	DOR RATIO
8	291520	0105	5/23/05	\$242,000	TEARDOWN SALE
8	292070	0180	11/2/06	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	292070	0215	1/24/07	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	350160	0075	7/25/07	\$341,250	EXEMPT FROM EXCISE TAX
8	350160	0114	8/22/07	\$450,000	SEGREGATION AND/OR MERGER
8	350160	0145	8/25/05	\$325,000	UNFINISHED AREA>0
8	350160	0255	6/29/06	\$225,000	PERCENT COMPLETE<100
8	362603	9152	10/5/06	\$317,000	MULTI-PARCEL SALE
8	365420	0020	8/8/05	\$652,500	TEARDOWN SALE
8	365420	0035	9/26/05	\$530,000	TEARDOWN SALE
8	365420	0040	7/15/07	\$369,000	MORE THAN 1 IMP
8	365420	0040	11/22/05	\$550,000	TEARDOWN SALE
8	394190	0070	10/15/07	\$159,157	PARTIAL INTEREST
8	617090	0065	3/15/06	\$20,000	QUIT CLAIM DEED

***Improved Sales Removed from this Annual Update Analysis***  
**Area 5**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	617090	0200	5/3/07	\$137,500	RELATED PARTY, FRIEND, OR NEIGHBOR
8	618470	0075	2/8/05	\$111,368	DOR RATIO
8	663890	0190	9/16/05	\$65,000	SEGREGATION AND/OR MERGER
8	663890	0375	7/28/05	\$450,000	TEARDOWN SALE
8	663890	0379	2/8/07	\$349,950	MORE THAN 1 IMP
8	751500	0036	4/13/06	\$485,000	MORE THAN 1 IMP
8	751500	0135	12/28/06	\$650,000	TEARDOWN SALE
8	751500	0147	7/5/05	\$636,000	TEARDOWN SALE
8	759570	0160	5/21/07	\$498,000	MORE THAN 1 IMP
8	759570	0160	6/30/05	\$370,800	MORE THAN 1 IMP
8	759570	0190	10/13/05	\$24,602	DOR RATIO
8	781870	0170	4/12/07	\$660,000	TEARDOWN SALE
8	781870	0335	1/9/07	\$386,030	IMP CHARACTERISTICS CHANGED SINCE SALE
8	781870	0360	7/19/05	\$205,000	DOR RATIO
8	781870	0521	10/25/06	\$162,174	QUIT CLAIM DEED
8	923190	0310	8/6/07	\$1,250,000	MULTI-PARCEL SALE
8	923290	0045	7/19/05	\$187,000	TEARDOWN SALE
8	923290	0087	5/4/05	\$290,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	923290	0145	10/31/07	\$250,000	ACTIVE PERMIT BEFORE SALE>25,000
8	923290	0170	9/27/07	\$70,868	RELATED PARTY, FRIEND, OR NEIGHBOR
8	926820	0345	4/1/07	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	926820	0711	1/7/05	\$86,129	DOR RATIO
8	926820	0727	7/17/06	\$418,200	RELATED PARTY, FRIEND, OR NEIGHBOR

### **Client and Intended Use of the Appraisal:**

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.*

### **Definition and date of value estimate:**

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

**RCW 84.40.030** All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

**WAC 458-07-030 (3) True and fair value -- Highest and best use.** Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

**Wash Constitution Article 7 § 1 Taxation:** All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

**Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)** "the entire [fee] estate is to be assessed and taxed as a unit"

**Folsom v. Spokane County, 111 Wn. 2d 256 (1988)** "the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee"

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

## **Assumptions and Limiting Conditions:**

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

### **Scope of Work Performed:**

*Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.*

## **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *No areas were physically inspected for purposes of this revaluation.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*



## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)  
<http://www.kingcounty.gov/assessor/>

**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 7, 2008

TO: Residential Appraisers

FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2008 Revaluation for 2009 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2008. You will perform your appraisals and complete your mass appraisal reports in compliance with Standard 6 of USPAP 2008. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved July 2007); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr